

This document is received on 8 AUG 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*
**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

2302066 1/8 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	19/10-MP/354
	Date Received 收到日期	8 AUG 2013

- 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)

TAM Chan Fai 譚燦輝

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)	Lots 3250 S.B ss. 16 RP and 3250 S.B ss.17 RP in D.D. 104, Mai Po, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,571 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 555 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... NA sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Mai Po and Fairview Park Outline Zoning Plan No.: S/YL-MP/6
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group D)" Zone
(f) Current use(s) 現時用途	Shop and Service and Public Vehicle Park (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"¹.
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」¹。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" ¹ obtained 取得「現行土地擁有人」 ¹ 同意的詳情		
No. of "Current Land Owner(s)" 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
03/08/2023 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 01/08/2023 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

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

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

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Temporary Shop and Services and Public Vehicle Park for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
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(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
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(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	1,216sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	355	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	5	.....
Proposed domestic floor area 擬議住用樓面面積	N/A	.....sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	555	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	555	.....sq.m	<input checked="" type="checkbox"/> About 約

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

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	PARKING SPACE (G/F)	95 m ² (ABOUT)	95 m ² (ABOUT)	7m (ABOUT)(2-STOREY)
B2	OFFICE (1/F)	105 m ² (ABOUT)	105 m ² (ABOUT)	7m (ABOUT)(2-STOREY)
B3	SHOP AND SERVICES (G/F)	105 m ² (ABOUT)	105 m ² (ABOUT)	7m (ABOUT)(2-STOREY)
B4	OFFICE (1/F)	122 m ² (ABOUT)	122 m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B5	SHOP AND SERVICES	15 m ² (ABOUT)	15 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
	STORE ROOM	16 m ² (ABOUT)	16 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
	RAIN SHELTER			
TOTAL		355 m ² (ABOUT)	555 m ² (ABOUT)	

Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	23
Motorcycle Parking Spaces 電單車車位	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
Others (Please Specify) 其他 (請列明)	

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	
Coach Spaces 旅遊巴車位	
Light Goods Vehicle Spaces 輕型貨車車位	1
Medium Goods Vehicle Spaces 中型貨車車位	
Heavy Goods Vehicle Spaces 重型貨車車位	
Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間 Shop and Services - Monday to Sunday 09:00 - 22:00 including public holiday Public Vehicle Park - 24 hours daily, including public holiday			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Fairview Park Boulevard via Kam Pok Road	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas	
位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

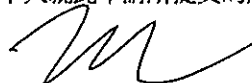
Please refer to supplementary statement.

8. Declaration 聲明

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

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

Signature
簽署



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

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

R-Riches Property Consultants Limited



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

Date 日期

01/08/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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	Lots 3250 S.B ss.16 RP and 3250 S.B ss.17 RP in D.D. 104, Mai Po, Yuen Long, New Territories
Site area 地盤面積	1,571 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Mai Po and Fairview Park Outline Zoning Plan No.: S/YL-MP/6
Zoning 地帶	"Residential (Group D)" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Temporary Shop and Services and Public Vehicle Park for a Period of 3 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	555 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.35 <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	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	3 - 7 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		1 - 2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	23 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		23
	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) <hr/>		23 (PC)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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) Container Vehicle <hr/>		1(LGV)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plan showing the zoning of the Site, Plan showing the land status of the Site		
<u>Location Plan, Swept Path Analysis, FSIs Proposal, Drainage Proposal</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 3250 S.B ss.16 RP and 3250 S.B ss.17 RP in D.D. 104, Mai Po, Yuen Long, New Territories (the Site)* for 'Temporary Shop and Services and Public Vehicle Park for a Period of 3 Years' (proposed development) (Plan 1).
- 1.2 The Site falls within an area predominated by residential use (i.e. Fairview Park). With the increase in local residents along Fairview Park Boulevard and Kam Pok Road, there is growing demand for shop and services as well as parking spaces in the area. In light of this, the applicant proposed to continue operating its shop and services and public vehicle park to serve the local residents.
- 1.3 The applicant is the operator of the proposed development. All the shops at the Site will be subdivide and rented out for the applied use. The proposed development could alleviate the pressing demand for shop and services and parking spaces in the area.

2) Planning Context

- 2.1 The Site falls within an area zoned as "Residential (Group D)" ("R(D)") 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, both 'Shop and Services' and 'Public Vehicle Park' uses are column 2 uses within the "R(D)" zone, which requires permission from the Board. The Site is the subject of a S.16 planning application (No. A/YL-MP/318) for the same use submitted by the same applicant, which was approved by the Board on a temporary basis in 2021. Therefore, approval of the current application is in line with the Board's previous decision.
- 2.2 Since the Site is surrounded by residential use, the applied use is considered not incompatible with the surrounding land use. The proposed retail shops together with the proposed public vehicle park for private cars are intended to serve the needs of the residents and in support of the residential development, hence, it is considered in line with the planning intention of the "R(D)" zone and would better utilize precious land resources.
- 2.3 In addition, several similar applications (Nos. A/YL-MP/148 and 176) for 'shop and services'

and 'public vehicle park' uses, were approved within the same "R(D)" zone in 2005 and 2009 respectively. Therefore, approval of the current application would not set an undesirable precedent within the "R(D)" zone.

- 2.4 When compared with the previous application, the major development parameters, i.e. site area, number of structures, number of parking and L/UL space and operation remain unchanged while GDA, cover area and plot ratio are slightly reduced to reflect the existing conditions of the structures. The applicant has shown effort to comply with approval conditions of the previous application, details are shown as Table 1 below:

Table 1 – Details of Compliance with Approval Condition of the Previous Applications

Approval Conditions of Application No. A/YL-MP/318		Date of Compliance
(b)	The submission of fire services installations proposal (FSIs)	10/5/2023
(c)	The implementation of the proposal for FSIs	Not complied with
(d)	The submission of a drainage proposal	21/6/2022
(e)	The implementation of the drainage proposal	Not complied with

- 2.5 Regarding approval condition (c), the applicant complied with approval condition (b) on 10/5/2023 and there is insufficient time to implement the accepted FSIs proposal by the designated time period.
- 2.6 Regarding approval condition (e), the applicant complied with approval condition (d) on 21/6/2022. However, the applicant encountered difficulties when identifying a suitable contractor to implement the accepted drainage proposal. The applicant therefore failed to implement the accepted drainage works.
- 2.7 In support of the current application, the applicant submitted the accepted FSIs and drainage proposal of the previous application (No. A/YL-MP/318) to support the current application (Appendices I and II).

3) Development Proposal

- 3.1 The Site occupies an area of 1,571 m² (about) (Plan 4). A total of 5 structures are provided at the Site for shop and services, office, store room, covered parking space and rain shelter with total GFA of 555 m² (Plan 4). The Site is accessible from Fairview Park Boulevard via Kam Pok Road. The 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

Application Site Area	1,571 m ² (about)
Covered Area	355 m ² (about)
Uncovered Area	1,216 m ² (about)
Plot Ratio	0.35 (about)
Site Coverage	23% (about)
Number of Structure	5
Total GFA	555 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	555 m ² (about)
Building Height	3 m to 7 m (about)
No. of Storey	1 to 2

4) Operation Mode

Operation of the Shop and Services

- 4.1 The operation hours of the shop and services are from 09:00 to 22:00 daily, including public holidays. The estimated number of staff working at the Site are 10. It is estimated that the shop and services would attract 40 visitors per day. Two private car parking spaces are provided for staff and one L/UL space is provided for transportation of goods to the Site. 8 spaces are provided for displaying vehicles. The shopfronts of the shops are located at structures B2 and B3 and the respective facilities, i.e. office and store room, are provided at structure B1 and B4 to support the daily operation of the applied use (Plan 4). No workshop activities will be carried out at the Site.

Operation of the Public Vehicle Park

- 4.2 The operation hours of the public vehicle park are 24 hours daily, including public holidays. The estimated number of staff working at the Site are 3. A total of 21 parking spaces are provided for visitors (Plan 4). Parking spaces for visitors will be rented on hourly/monthly basis. The total parking and L/UL provisions are shown at Table 3 below:

Table 3 – Parking and L/UL Provisions

Type of Space	No. of Space
Private Car Parking Space for Staff - 2.5 m (W) x 5 m (L)	2
Private Car Parking Space for Visitor - 2.5 m (W) x 5 m (L)	21
Light Goods Vehicle L/UL Space - 3.5 m (W) x 7 m (L)	1

- 4.3 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure no vehicle will queue back to or reverse onto/from the Site to the public road (Plan 4). A notice will be posted at a prominent location of the Site to indicate that no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exist the Site at all times during the planning approval period. No vehicles without valid licenses issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* are allowed to be parked/stored at the vehicle park portion of the Site at any time during the planning approval period. 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				2-Way Total
	PC		LGV		
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	10	3	1	0	14
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	4	12	0	1	17
Traffic trip per hour (average)	5	5	0.5	0.5	11

- 4.4 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs 5/93) for sewage treatment at the Site.

5) Conclusion

- 5.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of fire service installations and drainage proposals to mitigate any adverse impact arising from the proposed development (Appendices I and II).
- 5.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for 'Temporary Shop and Services and Public Vehicle Park for a Period of 3 Years'.

R-riches Property Consultants Limited

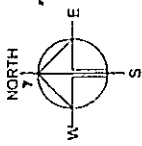
August 2023

LIST OF PLANS

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

APPENDICES

Appendix I	The Accepted Fire Service Installations Proposal of the Previous Approved Application No. A/YL-MP/318
Appendix II	The Accepted Drainage Proposal of the Previous Approved Application No. A/YL-MP/318



R-Riches
Property Consultants Ltd.

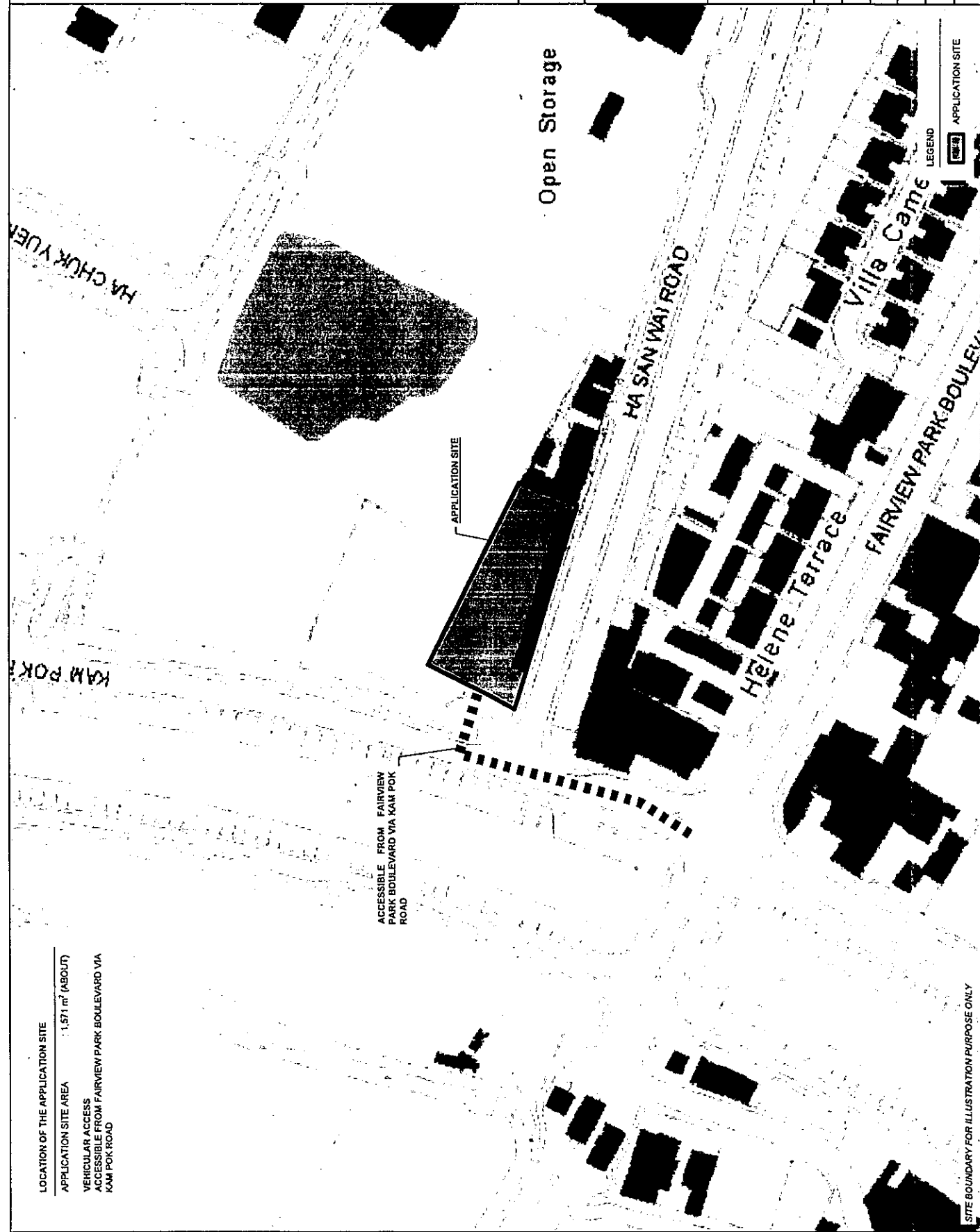
PROJECT
TEMPORARY SHOP AND
SERVICES AND PUBLIC VEHICLE
PARK FOR A PERIOD OF 3
YEARS

SITE LOCATION
LOTS 3250 S.B. SS.15 RP AND
3250 S.B. SS.17 RP IN D.D. 104
KAM PO, TUEN LONG, NEW
TERRITORIES

SCALE
1:1500 @ A4

DATE	24.7.2023
DATE	
DATE	

LOCATION PLAN	DATE
PLAN 1	DATE



LOCATION OF THE APPLICATION SITE
APPLICATION SITE AREA : 1,571 m² (ABOUT)
VEHICULAR ACCESS
ACCESSIBLE FROM FAIRVIEW PARK BOULEVARD VIA
KAM POK ROAD

ACCESSIBLE FROM FAIRVIEW
PARK BOULEVARD VIA KAM POK
ROAD

APPLICATION SITE

Open Storage

HA SAN WAI ROAD

Helene Terrace

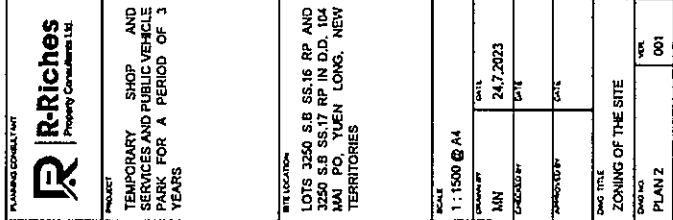
Villa Came

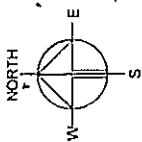
FAIRVIEW PARK BOULEVARD

LEGEND

APPLICATION SITE

SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY





PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
TEMPORARY SHOP AND
SERVICES AND PUBLIC VEHICLE
PARK FOR A PERIOD OF 3
YEARS

SITE LOCATION
LOTS 3250 S.B. SS.16 RP AND
3250 S.B. SS.17 RP IN D.D. 10,
MAP PO, YUEN LONG, NEW
TERRITORIES

SCALE
1:500 @ A4

DATE
24.7.2023

DATE
24.7.2023

DATE
24.7.2023

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24.7.2023

DATE
24.7.2023

*4658 RP

*3250 S.B. SS.40 RP

*3250 S.B. SS.40 S.D.

KAM POK ROAD

下新圍路

+4.8

+4.7

+5.0

26.28

26.28

26.28

26.28

26.28

26.28

26.28

26.28

26.28

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LEGEND

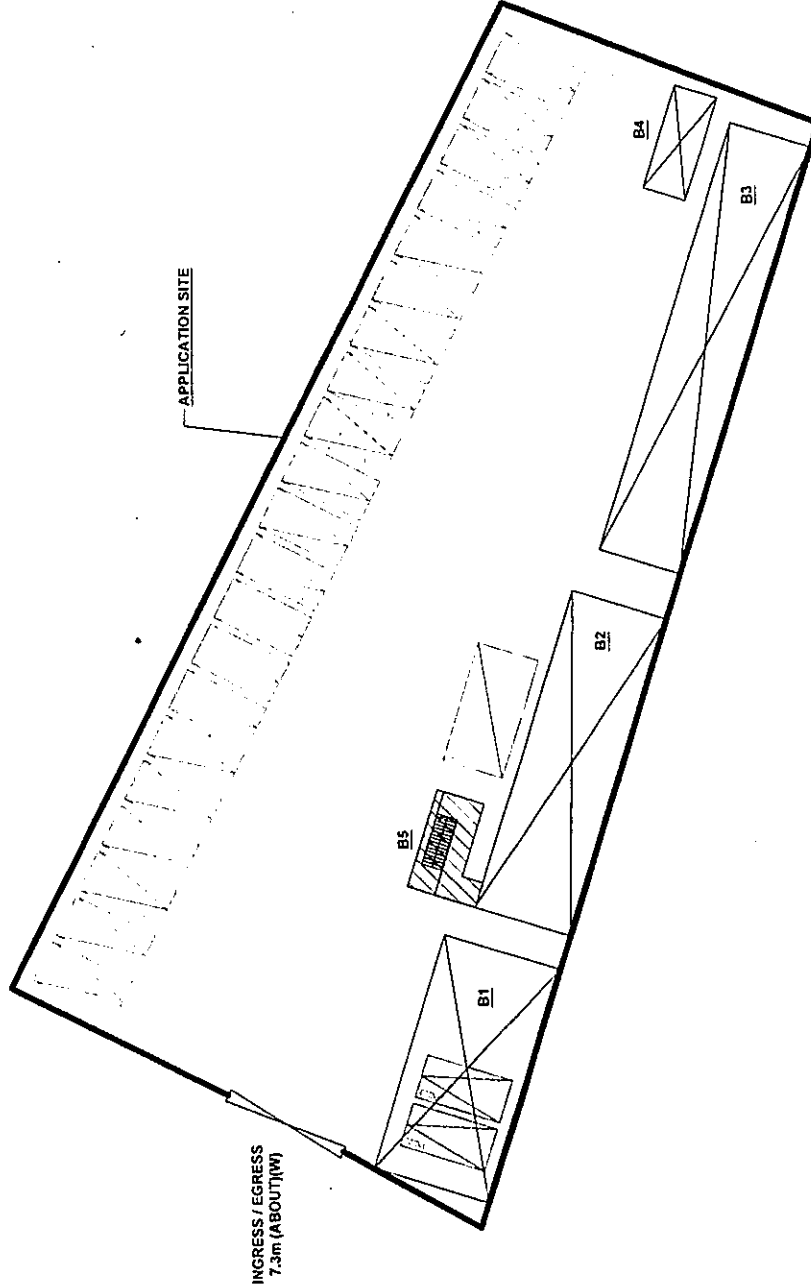
APPLICATION SITE

SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	1,571 m ² (ABOUT)
COVERED AREA	355 m ² (ABOUT)
UNCOVERED AREA	1,216 m ² (ABOUT)
PLOT RATIO	0.35 (ABOUT)
SITE COVERAGE	23 % (ABOUT)
NO. OF STRUCTURE	5
DOMESTIC GFA	NOT APPLICABLE
NON-DOMESTIC GFA	555 m ² (ABOUT)
TOTAL GFA	555 m ² (ABOUT)
BUILDING HEIGHT	3 m to 7 m (ABOUT)
NO. OF STOREY	1-2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	PARKING SPACE (G/F)	95 m ² (ABOUT)	95 m ² (ABOUT)	7m (ABOUT)(2-STOREY)
B2	OFFICE (1/F)	105 m ² (ABOUT)	105 m ² (ABOUT)	7m (ABOUT)(2-STOREY)
B3	SHOP AND SERVICES (G/F)	122 m ² (ABOUT)	122 m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B4	SHOP AND SERVICES	15 m ² (ABOUT)	15 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B5	STORE ROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
	RAIN SHELTER			
	TOTAL	355 m ² (ABOUT)	555 m ² (ABOUT)	

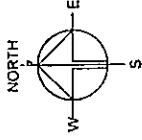


LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED / PARTIAL ENCLOSED)
	STRUCTURE (4-SIDE OPENED)
	PARKING SPACE
	LAUL SPACE (LIGHT GOODS VEHICLE)
	INGRESS / EGRESS

PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	23
DIMENSION OF PARKING SPACE	5 m (L) X 2.5 m (W)
NO. LAUL SPACE FOR LIGHT GOODS VEHICLE	1
DIMENSION OF LOADING/UNLOADING SPACE	7 m (L) X 3.5 m (W)



PLANNING CONSULTANT



PROJECT
TEMPORARY SHOP AND SERVICES AND PUBLIC VEHICLE PARK FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 3250 S.B. SS.16 RP AND 3250 S.B. SS.17 RP IN D.D. 104 MAL. P.O. YUEN LONG, NEW TERRITORIES

SCALE
1:400 @ A4

DATE

24.7.2023

DATE

02.08.2023

DATE

02.08.2023

DATE

02.08.2023

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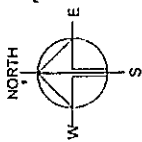
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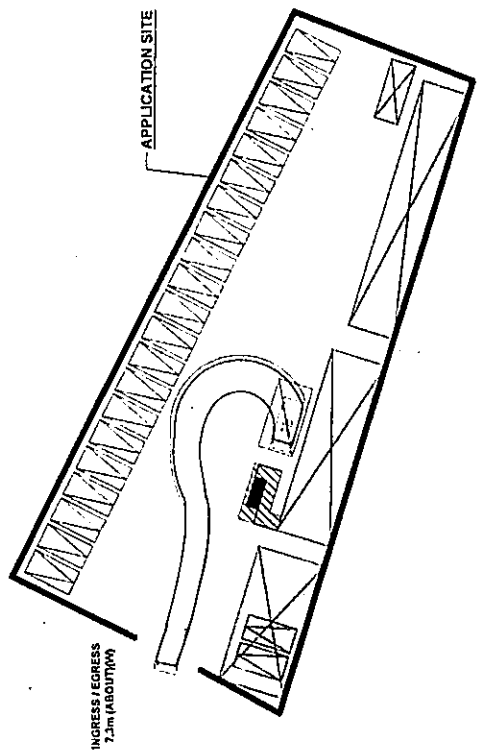
PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
TEMPORARY SHOP AND
SERVICES AND PUBLIC VEHICLE
PARK FOR A PERIOD OF 3
YEARS

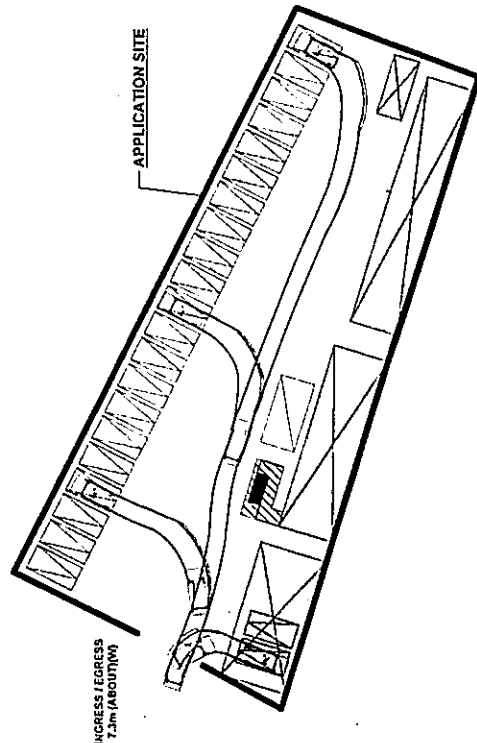
SITE LOCATION
LOTS 3250, S.B. SS 16 RP AND
3250, S.B. SS 17 RP IN D.D. 104
MAI PO, YUEN LONG, NEW
TERRITORIES

SCALE
1:700
DATE
24.7.2023
DRAWN BY
CHECKED BY
APPROVED BY

DWG TITLE
SWEEP PATH ANALYSIS
DWG NO
PLAN 5
VER
001



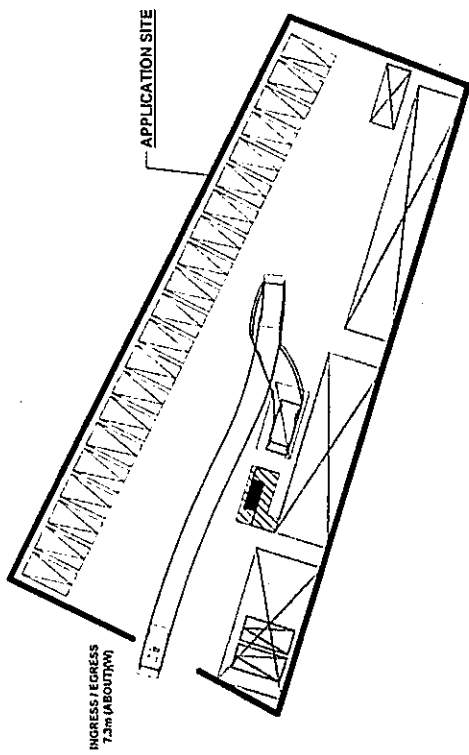
FROM THE APPLICATION SITE
TO KAM POK ROAD



FROM THE APPLICATION SITE
TO KAM POK ROAD

SWEEP PATH ANALYSIS

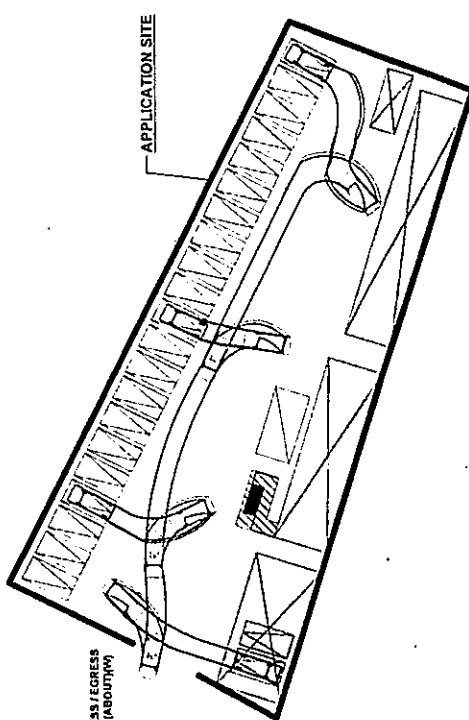
TYPE OF VEHICLE : LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)
SWEEP PATHS GENERATED BY AUTODESK VEHICLE TRACKING



FROM THE KAM POK ROAD TO
THE APPLICATION SITE

SWEEP PATH ANALYSIS

TYPE OF VEHICLE : PRIVATE CAR
DIMENSION OF VEHICLE : 1.7 m (W) X 4.6 m (L)
SWEEP PATHS GENERATED BY AUTODESK VEHICLE TRACKING



FROM THE KAM POK ROAD TO
THE APPLICATION SITE

署

元朗東規劃處
公路 388 號
樓 2202 室

By Fax (2

and Post

Planning Department

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

Our Reference () in TPB/A/YL-MP/318

電話號碼 Tel. No.: 3168 4072

傳真機號碼 Fax No.: 3168 4074

Appendix I

10 May 2023

R-riches Property Consultants Limited

Hong Kong
(Attn.: Orpheus LEE / Grace WONG)

Dear Sir/Madam,

Compliance with Approval Condition (b)
Submission of Fire Service Installations Proposal

Proposed Temporary Shop and Services and Public Vehicle Park
for a Period of 3 Years in "Residential (Group D)" Zone,
Lots 3250 S.B ss.16 RP and 3250 S.B ss.17 RP in D.D. 104, Mai Po, Yuen Long
(Planning Application No. A/YL-MP/318)

I refer to your letter dated 3.5.2023 regarding the submission of a revised fire service installations proposal for compliance with approval condition (b) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

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

Please refer to the advisory comments from the Director of Fire Services (D of FS) at **Appendix**. Should you have any queries, please contact Mr. WONG Ho Yin (Tel.: 2733 7737) or Mr. CHAU Nai Yin (Tel.: 2733 7781) of the Fire Services Department directly.

- 2 -

Yours faithfully,



(Anthony LUK)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

C.C.

D of FS
CTP/TPB(2)
Site record

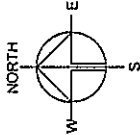
(Attn.: Mr. WONG Ho Yin)

AL/CC/dl

- 3 -

Appendix**Detailed Comments of D of FS**

The installation/maintenance/modification/repair work of fire service installations 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 (FS 251) and forward a copy of the certificate to D of FS.



FIRE COMPARTMENT CALCULATION

STRUCTURE	USE	SQ.M	BUILDING HEIGHT	CUM
B1	PARKING SPACE (G/F)*	95 m ² (ABOUT)	3.5 m (ABOUT)	332.5 m ³ (ABOUT)
B2	OFFICE (1/F)	95 m ² (ABOUT)	3.5 m (ABOUT)	332.5 m ³ (ABOUT)
B3	SHOP AND SERVICES (G/F)	105 m ² (ABOUT)	3.5 m (ABOUT)	367.5 m ³ (ABOUT)
B4	OFFICE (1/F)	105 m ² (ABOUT)	3.5 m (ABOUT)	367.5 m ³ (ABOUT)
B5	SHOP AND SERVICES	122 m ² (ABOUT)	3.5 m (ABOUT)	427 m ³ (ABOUT)
B6	STORE ROOM	15 m ² (ABOUT)	3 m (ABOUT)	45 m ³ (ABOUT)
B7	RAIN SHELTER	18 m ² (ABOUT)	3 m (ABOUT)	54 m ³ (ABOUT)

*PORT SIDE OPENED

*PORT SIDE OPENED

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1.57 ha (ABOUT)
COVERED AREA	: 355m ² (ABOUT)
UNCOVERED AREA	: 1.216ha (ABOUT)
PLOT RATIO	: 0.35 (ABOUT)
SITE COVERAGE	: 23% (ABOUT)
NO. OF STRUCTURE	: 5
DOMESTIC GFA	: N/A
NON-DOMESTIC GFA	: 555m ² (ABOUT)
BUILDING HEIGHT	: 3m - 7m (ABOUT)
NO. OF STOREY	: 1 - 2

PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR	: 23
PARKING SPACE	: 23
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSIONS OF LUL SPACE	: 7m (L) X 3.5m (W)

INGRESS / EGRESS
7.3m (ABOUT)(W)

FRONT SIDE OPENED

FOUR SIDE OPENED

APPLICATION SITE

FIRE SERVICE INSTALLATIONS

- EXIT SIGN AND EMERGENCY LIGHT
- 4.5 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 THE FSD CIRCULAR LETTER NO. 4/2021.
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- PARKING SPACE
- LOADING / UNLOADING SPACE
- INGRESS / EGRESS

Drawing No.	Ver.
FSIS	01
Project	PROPOSED TEMPORARY SHOP AND SERVICES AND PUBLIC VEHICLE PARK FOR A PERIOD OF 3 YEARS
Location	LOTS 3250 S.B SS 16 RP AND 3250 S.B SS 17 RP IN D.D. 104 MAI PO, TUYEN LONG, NEW TERRITORIES
Scale of A4	1 : 400
Date	26.4.2022
Revision	03.05.2023

規 劃 署

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



By Fax : 2) and Post
Planning Department

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

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-MP/318
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074

Appendix II

21 June 2022

R-riches Property Consultants Limited

Hong Kong
(Attn.: Orpheus LEE)

Dear Sir/Madam,

Compliance with Approval Condition (d)
Submission of Drainage Proposal

Proposed Temporary Shop and Services and Public Vehicle Park
for a Period of 3 Years in "Residential (Group D)" Zone,
Lots 3250 S.B ss.16 RP and 3250 S.B ss.17 RP in D.D. 104, Mai Po, Yuen Long
(Planning Application No. A/YL-MP/318)

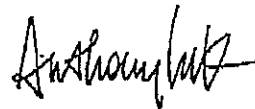
I refer to your letter dated 20.6.2022 regarding the submission of a drainage proposal for compliance with approval condition (d) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

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

Should you have any queries, please contact Mr. YTM Kwok Ho, Ivan (Tel: 2300 1257) of the Drainage Services Department directly.

- 2 -

Yours faithfully,



(Anthony LUK)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

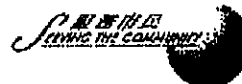
C.C.

CE/MN, DSD
CTP/TPB(2)
Site record

(Attn.: Mr. YIM Kwok Ho, Ivan)

AL/CC/AC/bt

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」
Our Vision - "We plan to make Hong Kong an international city of world prominence."



Application Site

CP1
C.L.=+4.10
I.L.=+3.72

Start
C.L.=+4.10
I.L.=+3.825

Proposed 225UC (1:150) with Cast Iron Cover

Proposed 375UC (1:150) with Cast Iron Cover

CP2
C.L.=+4.10
I.L.=+3.32

Proposed 375UC (1:150) with Cast Iron Cover

CP3 (with desludging facility)
C.L.=+4.10
I.L.=+3.20

CP4 (connection catchpit, refer to connection details)
C.L.=+4.10
I.L.=+3.20

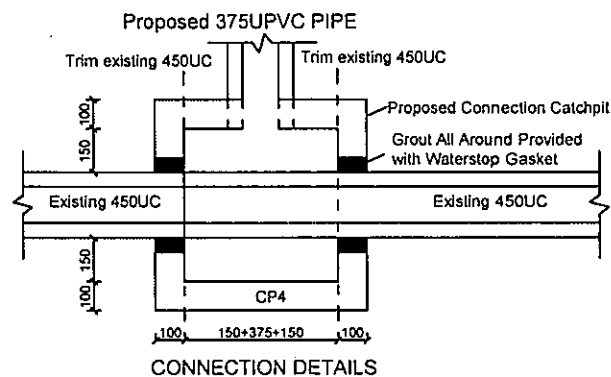
下新圍路

TS

PO

CUL

H



CHING WAN ENGINEERING CONSULTANTS CO.

(Application No.:A/YL-MP/318)

Title:

Drainage Proposal

D01

Drawn by:

DM

Date:

15-6-2022

Check by:

DM

Scale:

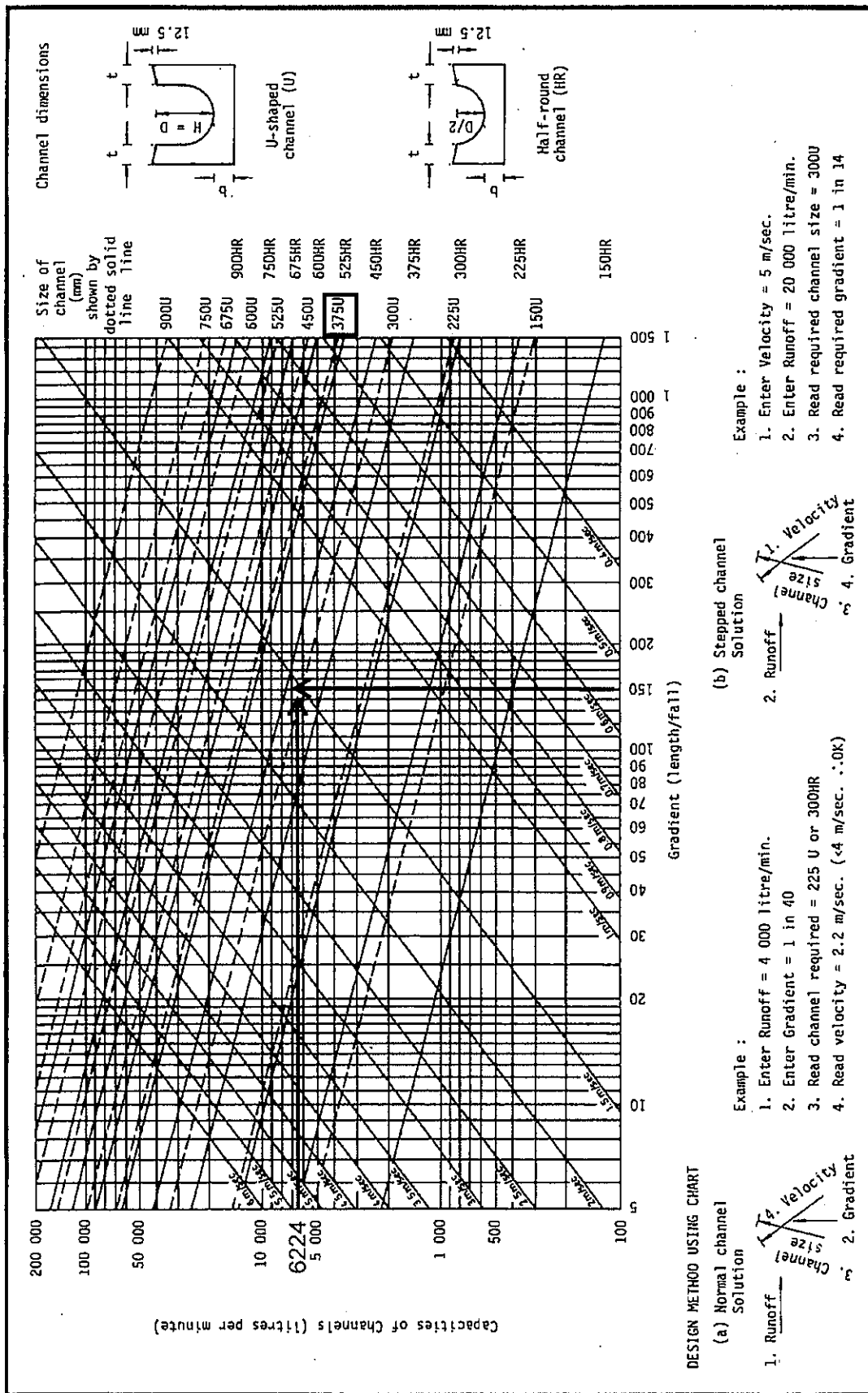
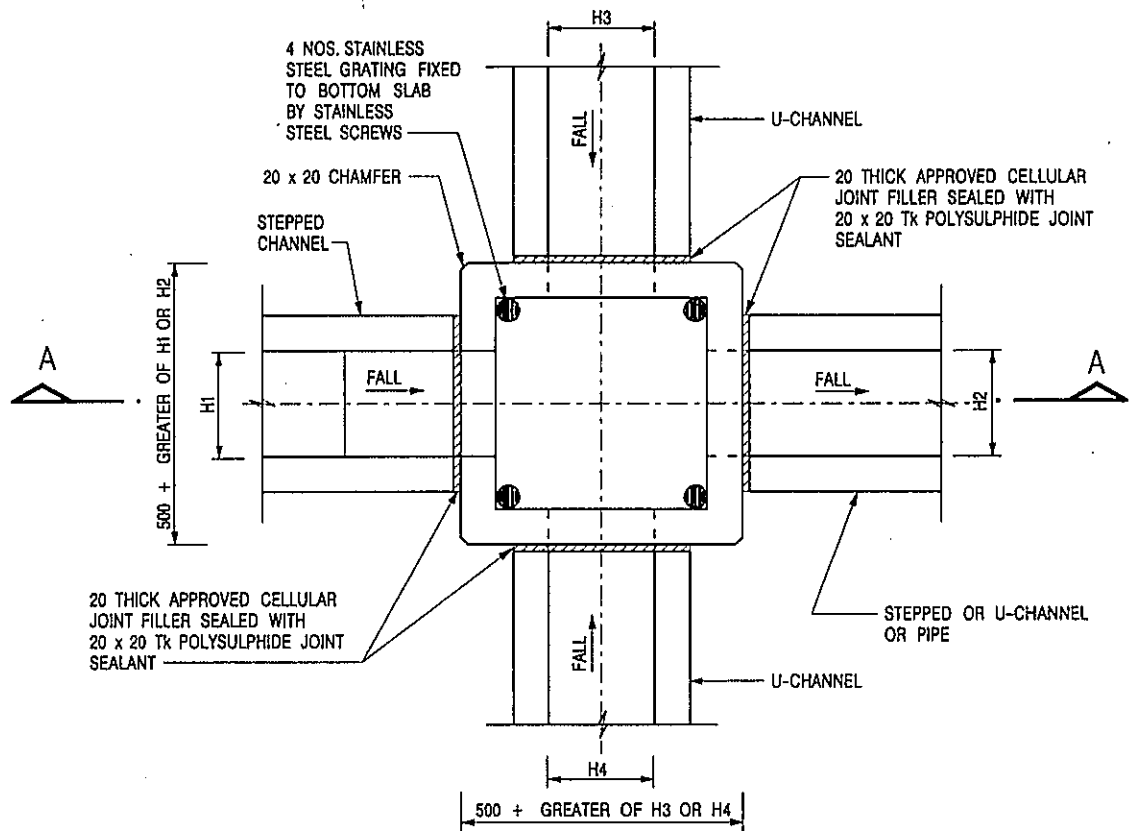
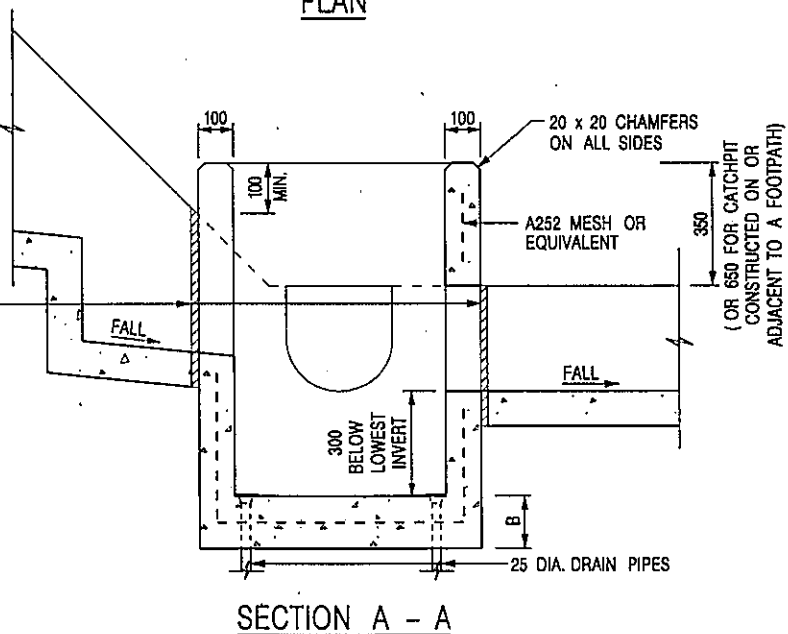


Figure 8.7 - Chart for the Rapid Design of Channels



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR
JOINT FILLER SEALED WITH
20 x 20 Tk POLYSULPHIDE JOINT
SEALANT



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

卓越工程 建設香港

FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE DATE



CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

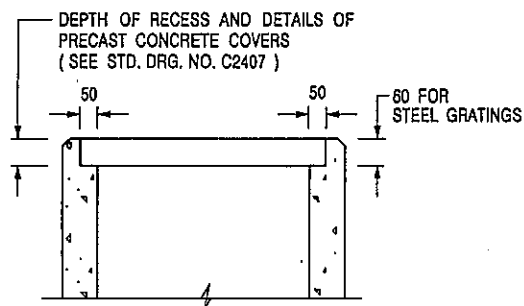
SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1

We Engineer Hong Kong's Development




ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

CATCHPIT WITH TRAP
(SHEET 2 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE 1 : 20		DRAWING NO.	
DATE JAN 1991		C2406 /2	

卓越工程 建設香港

We Engineer Hong Kong's Development

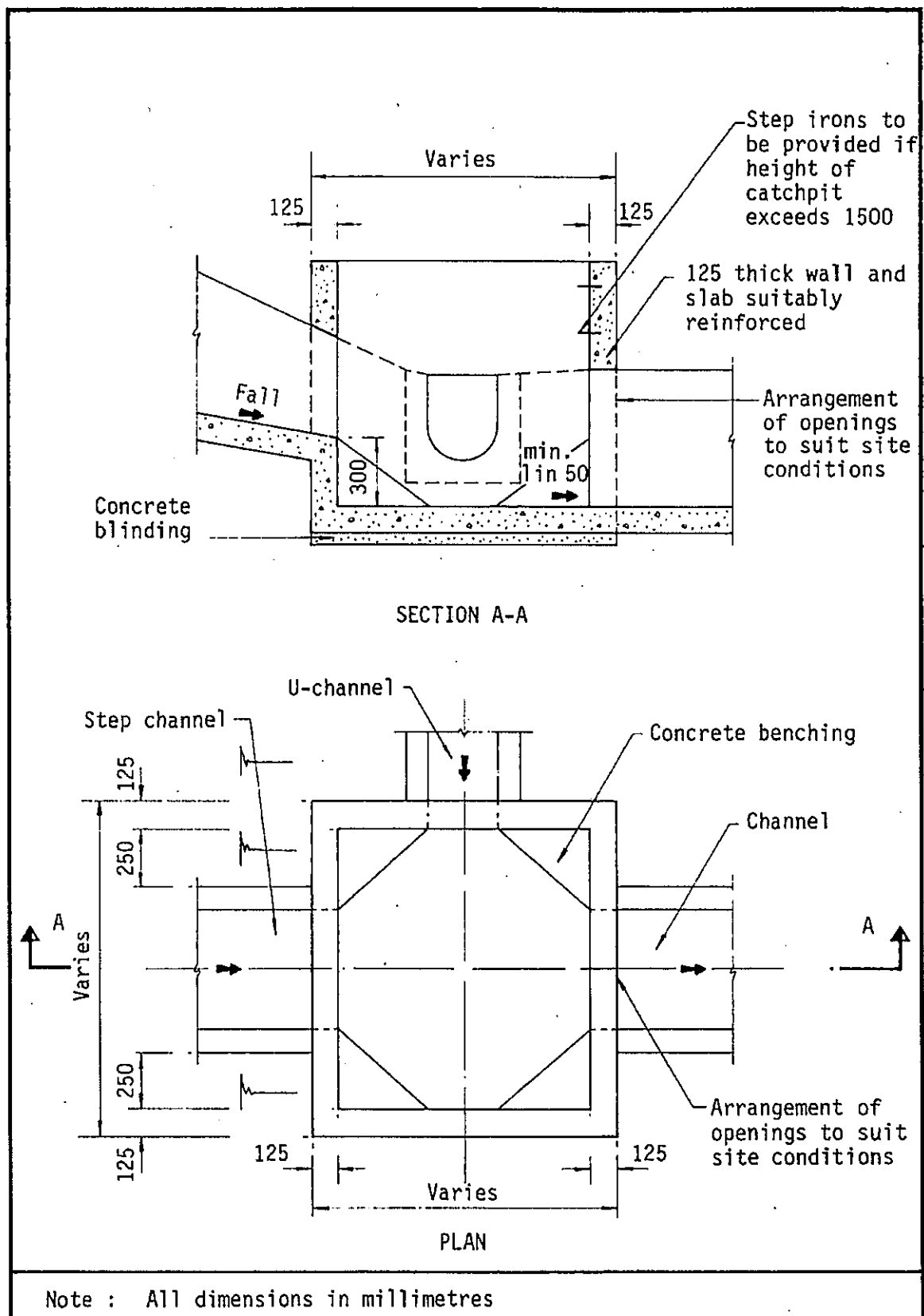


Figure 8.10 - Typical Details of Catchpits

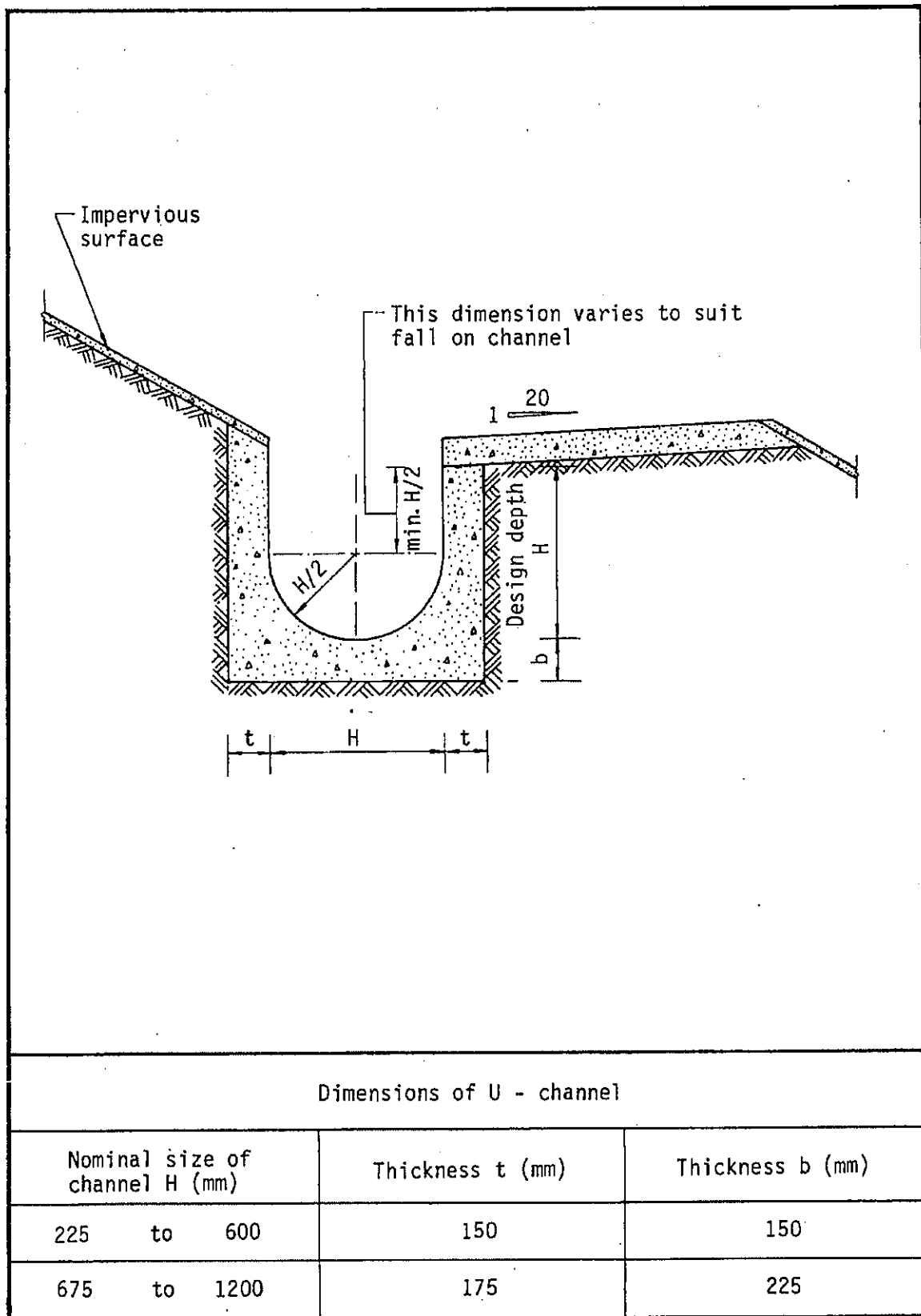


Figure 8.11 - Typical U-channel Details

Our Ref. : DD104 Lot 3250 S.B ss.16 & VL
Your Ref. : TPB/A/YL-MP/354

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

By Email

11 September 2023

Dear Sir,

1st Further Information

**Temporary Shop and Services and Public Vehicle Park for a Period of 3 Years
in "Residential (Group D)" Zone, Lots 3250 S.B ss.16 RP and
3250 S.B ss.17 RP in D.D.104, Mai Po, Yuen Long**

(S.16 Planning Application No. A/YL-MP/354)

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

**Temporary Shop and Services and Public Vehicle Park for a Period of 3 Years
in "Residential (Group D)" Zone, Lots 3250 S.B ss.16 RP and
3250 S.B ss.17 RP in D.D.104 , Mai Po, Yuen Long**

(Application No. A/YL-MP/354)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Mr. YIP Wai Ki; Tel: 2443 3474)		
(a)	There are unauthorized building works and/or uses on Lot Nos. 3250 S.B ss.16 RP and 3250 S.B ss.17 RP in D.D. 104 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should remedy the lease breaches as demanded by LandsD.	Noted. The applicant will submit Short Term Waiver (STW) applications to Lands Department to make way for erection of the proposed structures at the Site. No structure is proposed for domestic use.

Our Ref. : DD104 Lot 3250 S.B ss.16 & VL
Your Ref. : TPB/A/YL-MP/354

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

By Email

13 September 2023

Dear Sir,

2nd Further Information

**Temporary Shop and Services and Public Vehicle Park for a Period of 3 Years
in "Residential (Group D)" Zone, Lots 3250 S.B ss.16 RP and
3250 S.B ss.17 RP in D.D.104, Mai Po, Yuen Long**

(S.16 Planning Application No. A/YL-MP/354)

We are writing to submit Further Information to provide clarifications of the subject application. Details are as follows:

- (i) The applicant would like to operate 'shop and services' (including but not limited to retail shop, convenient store, fast food shop, clinic, real estate agency etc.) to serve the nearby local. The types of 'shop and services' are interchangeable during the planning approval period.
- (ii) Please be informed that a total of 23 private car parking spaces are provided at the application site (the Site), of which 2 are reserved for staff and 21 are provided for visitors. There is no vehicle display area at the Site.
- (iii) The applicant will strictly follow the proposed scheme and make effort to comply with all relevant approval conditions (i.e. the implementation of the fire service installations and drainage proposals) after planning approval has been granted by the Town Planning Board (the Board), in order to minimize potential adverse impacts arising from the proposed development.

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at (852) 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)



k

Previous s.16 Application covering the Application Site

Approved Application

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-MP/318*	Proposed Temporary Shop and Services and Public Vehicle Park for a Period of 3 Years	26.11.2021 (RNTPC) [Revoked on 26.8.2023]

* Denotes permission revoked.

Government Departments' General Comments

1. Traffic

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

- Transport Department (TD) supports the application from traffic engineering perspective to meet the public demand of car parking spaces;
- the application site (the Site) is connected to Kam Pok Road via section of a local access which is not managed by TD. The land status of the local access should be clarified with LandsD by the applicant. The management and maintenance responsibilities of the local access should be clarified with relevant lands and maintenance authorities accordingly; and
- Should the application be approved, a condition should be incorporated that no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- 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; and
- there was no environmental complaint related to the Site in the past three years.

3. Landscape

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

- as the Site falls within "R(D)" zone, which is a non-landscape sensitive zoning, no significant landscape impact arising from the development is anticipated; and
- should the application be approved by the Board, it is considered not necessary to impose a landscape condition as the Site is not abutting major public frontage and the effect of additional landscape treatments on enhancing the quality of the public realm is not apparent.

4. Drainage

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

he has no objection in principle to the application from drainage operation and maintenance point of view, subject to the following:

- should the Board consider that the application is acceptable from the planning point of view, the following conditions should be stipulated in the approval letter requiring the applicant (i) to implement the drainage proposal as accepted by DSD; and (ii) to maintain the drainage facilities for the development to the satisfaction of the Director of Drainage Services or of the Board;
- the proposed works should not affect/damage DSD's assets in the vicinity. Should such damage occur, the applicant is requested to inform DSD immediately and carry out remedial works so required to DSD's satisfaction;
- since the applicant proposes land filling works on the Site, the applicant shall demonstrate that there will be no adverse drainage impact to the adjoining areas and drainage facilities in the vicinity in the drainage proposal; and
- his advisory comments are at **Appendix IV**.

5. Fire Safety

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

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

6. Other Departments

The following government departments have no objection to or no comment on the application and their advisory comments are at **Appendix IV** where appropriate:

- (a) Commissioner of Police;
- (b) Chief Highway Engineer/New Territories West, Highways Department;
- (c) Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department;
- (d) Director of Agriculture, Fisheries and Conservation;
- (e) Project Manager (West), West Development Office, Civil Engineering and Development Department (CEDD);
- (f) Head of Geotechnical Engineering Office, CEDD
- (g) Chief Building Surveyor/New Territories West, Buildings Department;
- (h) Chief Engineer/Construction, Water Supplies Department; and
- (i) District Officer (Yuen Long).

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) the permission is given to the development uses/structures under application. It does not condone any other development/uses and structures which currently occur on the Site but not covered by the application, if any. The applicant shall take immediate action to discontinue such development/uses and remove such structures not covered by the permission;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Government Land (GL) and Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) given that there are unauthorised building works and/or uses on the concerned lots which are already subject to lease enforcement actions according to case priority, the lot owner(s) should remedy the lease breaches as demanded by LandsD; and
 - (iii) the lot owner(s) will need to immediately apply to LandsD to permit the structures to be erected or regularise any irregularity on site, if any. Besides, given the applied use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(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 fees, as may be imposed by LandsD;
- (e) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to Kam Pok Road via section of a local access which is not managed by Transport Department. The land status of the local access should be clarified with LandsD by the applicant. The management and maintenance responsibilities of the local access should be clarified with relevant lands and maintenance authorities accordingly;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that HyD shall not be responsible for the maintenance of any access connecting the Site and Kam Pok Road; and adequate drainage measures should be provided at the Site to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Director of Environmental Protection (DEP) 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;

- (h) to note the comments of the Director of Fire Services (D of FS) to that the installation/maintenance/modification/repair work of fire service installations (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 D of FS. If the structures under application are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) if the existing structures are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for the use under the application;
 - (ii) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
 - (iii) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
 - (iv) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (v) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at the building plan submission stage;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of B(P)R; and
 - (vii) detailed checking under BO will be carried out at the building plan submission stage; and
- (j) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that there is no public sewer connection available in the vicinity, the applicant shall seek views and comments from the DEP regarding the sewage disposal arrangement of the proposed development.

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



A/YL-MP/354 DD 104 San Wai Road, Mai Po
05/09/2023 03:23

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

Dear TPB Members,

Conditions for 318 have not been fulfilled. But applicant knows how to work the system, lodge a fresh application.

Members have a duty to ensure that the safety and good health of the community is paramount. We are, we are told, now living in a society where the Rule of Law is strictly enforced. This surely applies to conditions relating to land use?

When conditions are not fulfilled, approval should not be granted.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 3 November 2021 3:01 AM CST
Subject: A/YL-MP/318 DD 104 San Wai Road, Mai Po

A/YL-MP/318
Lot 3250 S.B ss.16 RP and 3250 S.B ss.17 RP in D.D. 104, Ha San Wai Road,
Mai Po, Yuen Long
Site area : About 1,571sq.m
Zoning : "Res (Group D)"
Applied use: Shop and Services / 24 Vehicle Parking

Dear TPB Members,

This application is to legitimize an existing parking operation.

Strong objections, this area should be Wetland Restoration.

Our CE in the Policy Address pledged that the government will restoring and proactively conserve the wetlands. The destruction wrecked on the ponds must be halted and the ponds restored to their original function.

Mary Mulvihill

