

2023年 8月 25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。

25 AUG 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-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

2302315 22/8 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	A/16-MP/358
	Date Received 收到日期	25 AUG 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)

N.I.C. (International) Holding Limited 新基建國際工程有限公司

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 3250 S.B ss.45 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 743 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 524 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 OZP No. SYL-MP/6 Approved Nam Sang Wai OZP No. SYL-NSW/8
(e) Land use zone(s) involved 涉及的土地用途地帶	"Commercial / Residential" and "Other Specified Uses" Annotated "Comprehensive Development To Include Wetland Restoration Area" Zones
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
25/7/2023 (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 25/7/2023 (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	Proposed Temporary Shop and Services with Ancillary Facilities 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	347	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	396	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構造物數目	3		
Proposed domestic floor area 擬議住用樓面面積	1	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	524	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	524	sq.m	<input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構造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	SHOP AND SERVICES WITH OFFICE STAIRCASE 1 STAIRCASE 2	90 m ² (ABOUT) 13 m ² (ABOUT) 13 m ² (ABOUT)	180 m ² (ABOUT) NA NA	7m (ABOUT) 2-STORY
B2	SHOP AND SERVICES WITH OFFICE STAIRCASE 3 STAIRCASE 4	90 m ² (ABOUT) 13 m ² (ABOUT) 13 m ² (ABOUT)	180 m ² (ABOUT) NA NA	7m (ABOUT) 2-STORY
B3	RAIN SHELTER FOR PARKING SPACES	164 m ² (ABOUT)	164 m ² (ABOUT)	7m (ABOUT) 1-STORY
TOTAL		364 m ² (ABOUT)	344 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	5 (PC)
Motorcycle Parking Spaces 電單車車位	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
Others (Please Specify) 其他 (請列明)	

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

Taxi Spaces 的士車位	
Coach Spaces 旅遊巴車位	
Light Goods Vehicle Spaces 輕型貨車車位	
Medium Goods Vehicle Spaces 中型貨車車位	
Heavy Goods Vehicle Spaces 重型貨車車位	
Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間 07:00 to 22:00 daily, including Sunday and 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 a local access	
	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 the 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

1/8/2023

(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	Lot 3250 S.B ss.45 in D.D. 104, Mai Po, Yuen Long, New Territories
Site area 地盤面積	743 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Mai Po and Fairview Park OZP No. S/YL-MP/6 Approved Nam Sang Wai OZP No. S/YL-NSW/8
Zoning 地帶	"Commercial / Residential" and "Other Specified Uses" Annotated "Comprehensive Development To Include Wetland Restoration Area" Zones
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	Proposed Temporary Shop and Services with Ancillary Facilities 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	524 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.7 <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	3	
(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	7 (about) m 米 <input type="checkbox"/> (Not more than 不多於)	
		1- 2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	53 % <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 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) _____		5 5 (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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Container Vehicle _____		N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 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		
Location Plan, Swept path analysis		
Reports 報告書		
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。

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lot 3250 S.B ss.45 in D.D. 104, Mai Po, Yuen Long, New Territories (the Site) for 'Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years' (proposed development) (Plan 1).
- 1.2 Although the Site is currently surrounded by residential and commercial uses, there is a lack of local amenities to support the daily lives of nearby locals, i.e. residents of Royal Camellia, Greenery Gardens, and Kamease Garden, etc. In light of this, the applicant intends to use the Site for the applied use to alleviate the pressing demand for shops and services in the area. The structures proposed at the Site will be subdivided and rented out for a variety of retail uses, bringing convenience to nearby residents and creating additional employment opportunities.

2) Planning Context

- 2.1 The Site falls within area zoned as "Commercial/Residential" ("C/R") zone on the Approved Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/6 and area zoned as "Other Specified Uses" Annotated "Comprehensive Development to Include Wetland Restoration Area" ("OU(CDWRA)") on the Approved Nam Sang Wai OZP No. S/YL-NSW/8 (Plan 2). According to the Notes of the aforesaid OZPs, 'shop and services' is a column 1 use within the "C/R" zone, however, 'shop and services' is a column 2 use within the "OU(CDWRA)" zone, hence, requires permission from the Board.
- 2.2 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. As the applied use intends to bring convenience to the nearby locals, approval of the current application on a temporary basis would not jeopardize the long term planning intention of the "OU(CDWRA)" zone and would better utilize precious land resources.
- 2.3 Furthermore, the application site of the similar application (No. A/YL-NSW/298) for 'shop and services' use is located at approximately 50m south of the Site and within the same "OU(CDWRA)" zone, which was approved by the Board with conditions on a temporary basis

of 3 years in 2022. Therefore, approval of the current application is in line with the Board's previous decision and would not set an undesirable precedent within the "OU(CDWRA)" zone.

3) Development Proposal

3.1 The Site occupied an area of 743 m² (about) (**Plan 3**). A total of 3 structures are provided at the Site for shop and services with offices with total GFA of 524 m² (**Plan 4**). The operation hours of the proposed development are 07:00 to 22:00 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. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	743 m ² (about)
Covered Area	396 m ² (about)
Uncovered Area	347 m ² (about)
Plot Ratio	0.7 (about)
Site Coverage	53% (about)
Number of Structure	3
Total GFA	524 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	524 m ² (about)
Building Height	7 m (about)
No. of Storey	1 - 2

3.2 The Site is accessible from Fairview Park Boulevard via a local access (**Plan 1**). A total of 5 parking spaces are provided at the Site, details are shown at **Table 2** below:

Table 2 – Parking 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)	4

3.3 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. 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). Since the proposed small-scale shop and services would mainly serve the nearby neighborhood, it is anticipated that minimal trips will be generated and attracted from the proposed development (as shown at Table 3 below), hence, adverse traffic impact to the surrounding road network should not be anticipated.

Table 3 – Estimated Trip Generation and Attraction

Time Period	PC (Staff)		PC (Visitor)		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	0	0	2	2	4
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	0	2	2	4
Traffic trip per hour (average)	0.5	0.5	3	3	7

- 3.4 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. Furthermore, the applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. The applicant will also strictly follow the Professional Persons Environment Consultative Committee Practice Notes (ProPECCPN 5/93) for sewage treatment at the Site.

4) Conclusion

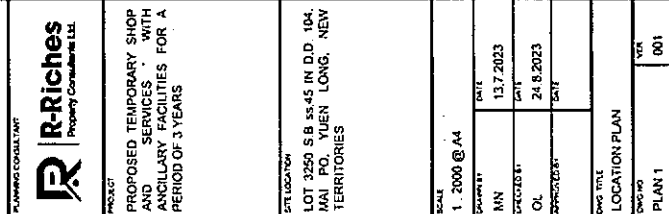
- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development after the planning approval has been obtained from the Board.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for 'Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years'.

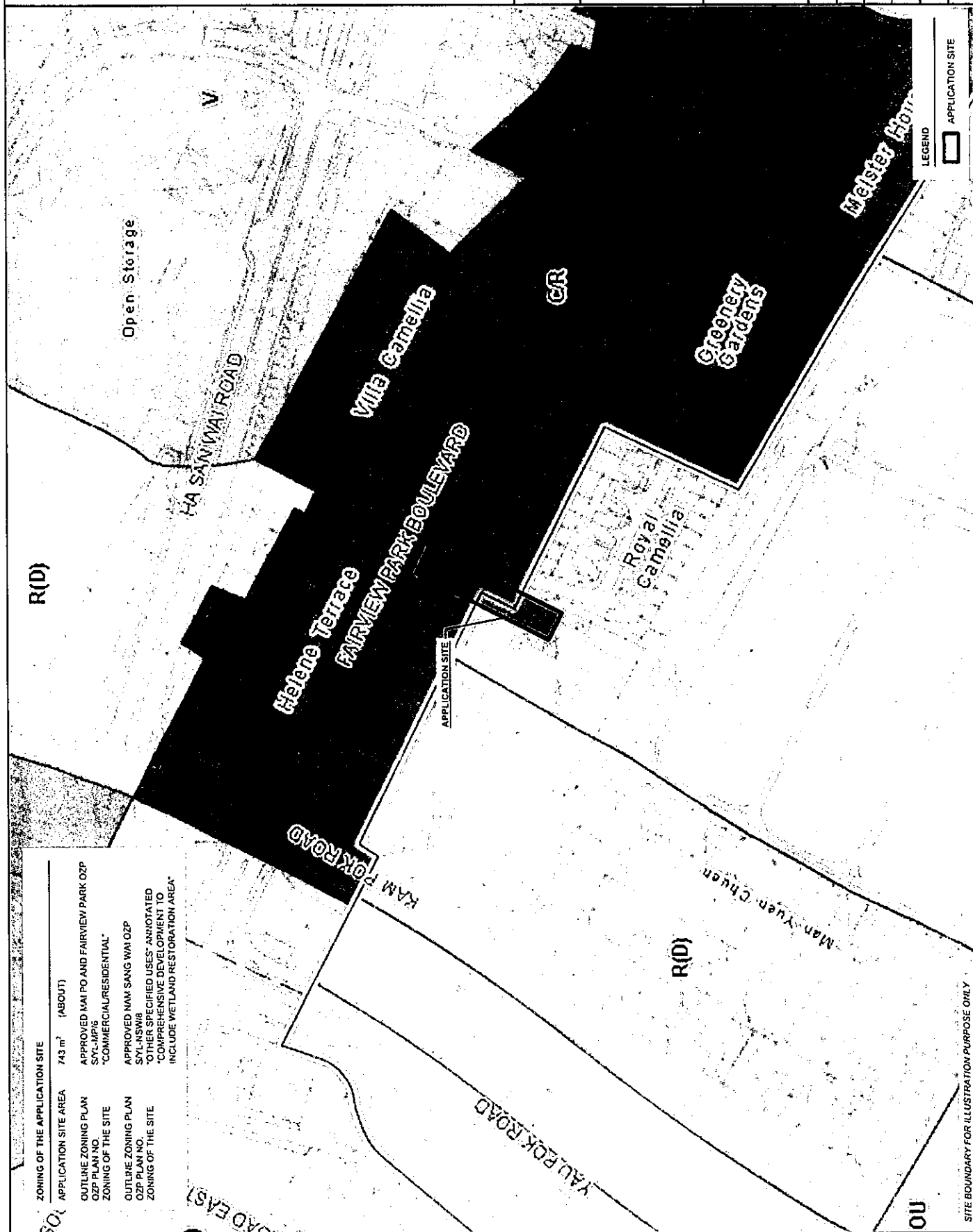
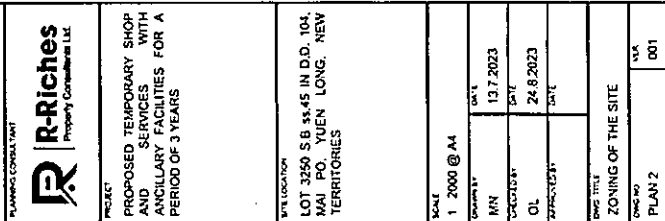
R-riches Property Consultants Limited

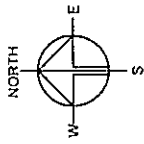
August 2023

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







PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROPOSED TEMPORARY SHOP
AND SERVICES WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 3 YEARS

SITE LOCATION
LOT 3250 SB ss 45 IN D.D. 104,
MAI PO, YUEN LONG, NEW
TERRITORIES

SCALE	1:500 @ A4
DATE	13.7.2023
DATE	24.8.2023
DATE	

DATE	13.7.2023
DATE	24.8.2023
DATE	

DATE	13.7.2023
DATE	24.8.2023
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DATE	13.7.2023
DATE	24.8.2023
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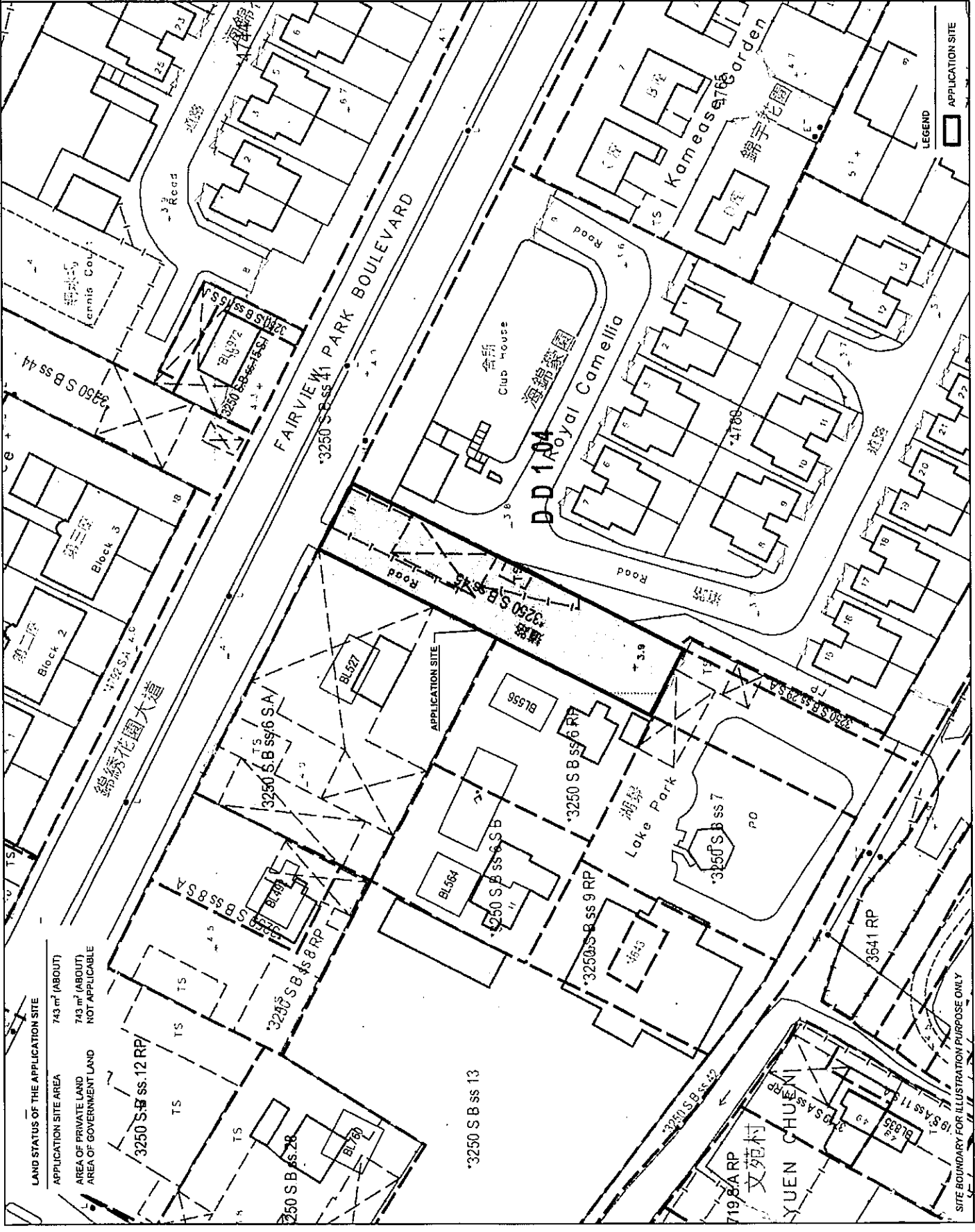
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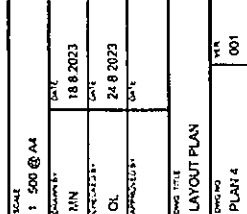
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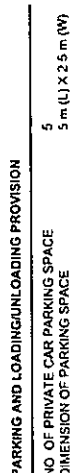
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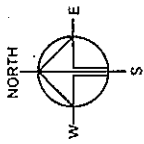


SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY



LEGEND	APPLICATION SITE	STRUCTURE (ENCLOSED)	STRUCTURE (CANOPY)	STAIRCASE TO 1/F	PARKING SPACE	INGRESS / EGRESS





PLANNING CONSULTANT
R- Riches
Property Consultants Ltd.

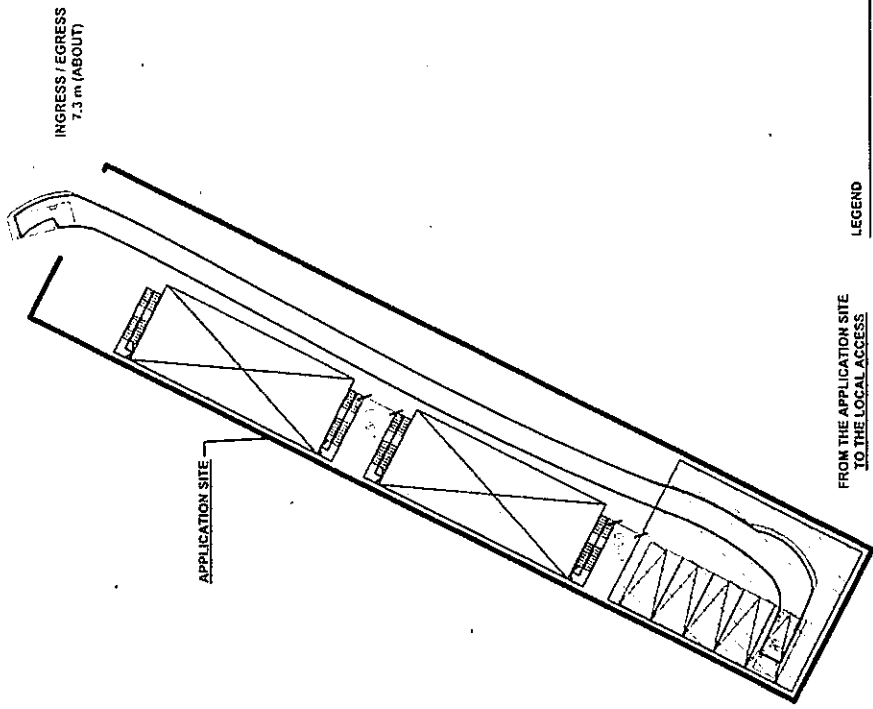
PROJECT
PROPOSED TEMPORARY SHOP
AND SERVICES WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 3 YEARS

SITE LOCATION
LOT 3250, SB 45.45 IN D.D. 104,
HAI PO, YUEN LONG, NEW
TERRITORIES

SCALE
1:500 @ A4

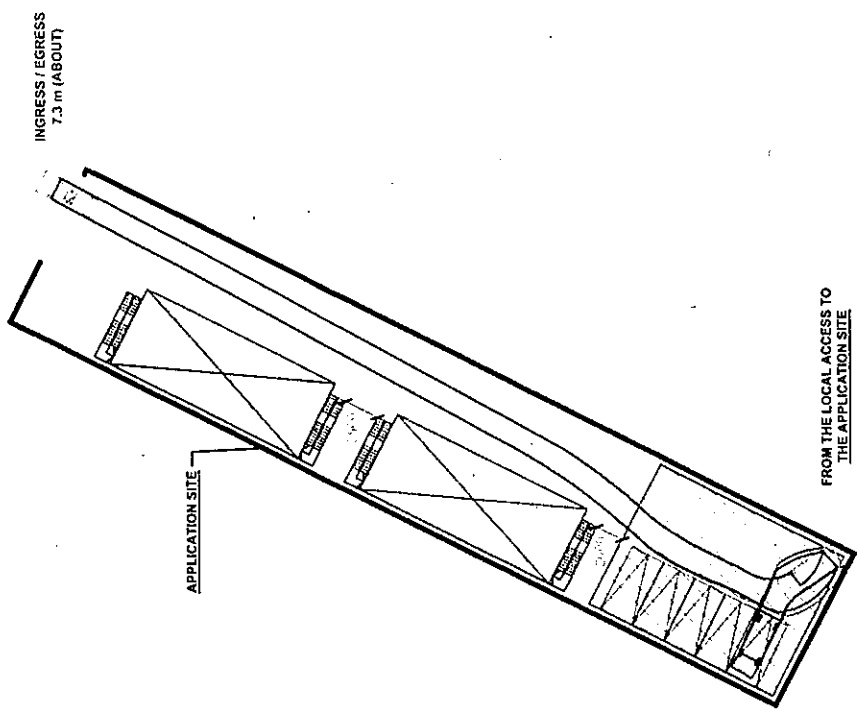
DATE	22.8.2023
REVISION	
DATE	24.8.2023
DATE	

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 ACCESS



FROM THE LOCAL ACCESS 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 PATHS GENERATED BY AUTODESK VEHICLE TRACKING

Our Ref. : DD104 Lot 3250 S.B ss.45
Your Ref. : TPB/A/YL-MP/358

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

By Email

31 August 2023

Dear Sir,

Supplementary Information

**Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years in
"Commercial/Residential" and "Other Specified Uses" annotated
"Comprehensive Development to Include Wetland Restoration Area" Zones,
Lot 3250 S.B ss.45 in D.D. 104, Mai Po, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-MP/358)

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

- (i) The estimated trip generation and attraction from the proposed development are shown as follows:

Estimated Trip Generation and Attraction

Time Period	PC (Staff)		PC (Visitor)		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	0	0	2	2	4
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	0	2	2	4
Traffic trip per hour (average)	0.5	0.5	2	2	5

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





盈卓物業
顧問有限公司

Our Ref.: DD104 Lot 3250 S.B ss.45
Your Ref.: TPB/A/YL-MP/358

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

By Email

4 October 2023

Dear Sir,

1st Further Information

Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years in "Commercial/Residential" and "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" Zones, Lot 3250 S.B ss.45 in D.D. 104, Mai Po, Yuen Long

(S.16 Planning Application No. A/YL-MP/358)

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. Louis TSE at the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Matthew NG
Planning and Development Manager

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 with Ancillary Facilities for a Period of 3 Years in "Commercial/Residential" and "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" Zones, Lot 3250 S.B ss.45 in D.D. 104, Mai Po, Yuen Long

(Application No. A/YL-MP/358)

- (i) The applicant will strictly follow the proposed scheme and ensure that no workshop and car testing activities will be carried out at the application site (the Site) at any time during the planning approval period.
- (ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of District Lands Officer/Yuen Long, Lands Department (Contact Person: Mr. YIP Wai Ki; Tel: 2443 3474)		
(a)	LandsD has grave concerns given that there are unauthorized building works and/or uses on Lot No. 3250 S.B ss.45 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) application to the Lands Department to make way for erection of structures at the Site, after planning approval has been granted from the Town Planning Board (the Board).
2. Comments of Commissioner for Transport (Contact Person: Mr. LAM Chi Sing; Tel: 2399 2716)		
(a)	As there is no information about the vehicular access at the private lot(s) to the concerned site, the applicant should seek the relevant land owner(s) on the right of using the vehicular access.	Noted.
(b)	Please clarify the ingress and egress point with clear width indicated on the layout plan drawings complies with the land lease condition for the subject site. Please also clarify whether the provided headroom of the ingress/egress point is adequate.	Please be informed that the Site comprises Old Scheduled Lots held under the Block Government Lease which contains no restriction on the width of the ingress/egress. Adequate headroom is provided at the proposed ingress/egress point as it is uncovered.

(c)	The breakdown of estimated trip generation and attraction rates submitted in the supplementary information indicated that the average traffic trip per hour is lowered than that stipulated in the supplementary statement. Please clarify how the updated figure is adopted. A breakdown covering the whole operating hour of the shop should be provided.	The revised estimated trip generation and attraction of the Site is provided for your consideration (Annex I).
(d)	The applicant should clarify the operation of the shops on the arrangement for staff and visiting private cars. Please clarify if adequate space is allowed inside the site for the maneuvering of visiting vehicles. The swept path should be updated to i) critical remaining width shall be indicated, and ii) From Fairview Park Boulevard to the subject site.	A total of 5 private car parking spaces are provided at the Site, i.e. 4 spaces for visitor and 1 space for staff. The proposed development is intended to serve nearby locals, hence, majority of visitor will access the Site by walking. For visitor who are travelling to the Site by driving, advanced booking is required for the use of parking space, which could help to prevent excessive number of visitors and affect the public. Sufficient space is also provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will queue back onto the nearby vehicular access (Plan 1).
(e)	Please explain / demonstrate how queuing back to the existing public road or parking just outside the site can be avoided, for example, when several vehicles arrive at the same time and no vacant parking space inside is available. Please advise the traffic management arrangement in order to avoid obstruction to nearby traffic/ existing vehicular access.	Please be informed that advanced booking is required for the use of parking space at the Site. Staff will also be deployed at the ingress / egress of the Site to direct vehicle entering and exiting the Site in order to avoid obstructing the nearby traffic and the existing vehicular access.

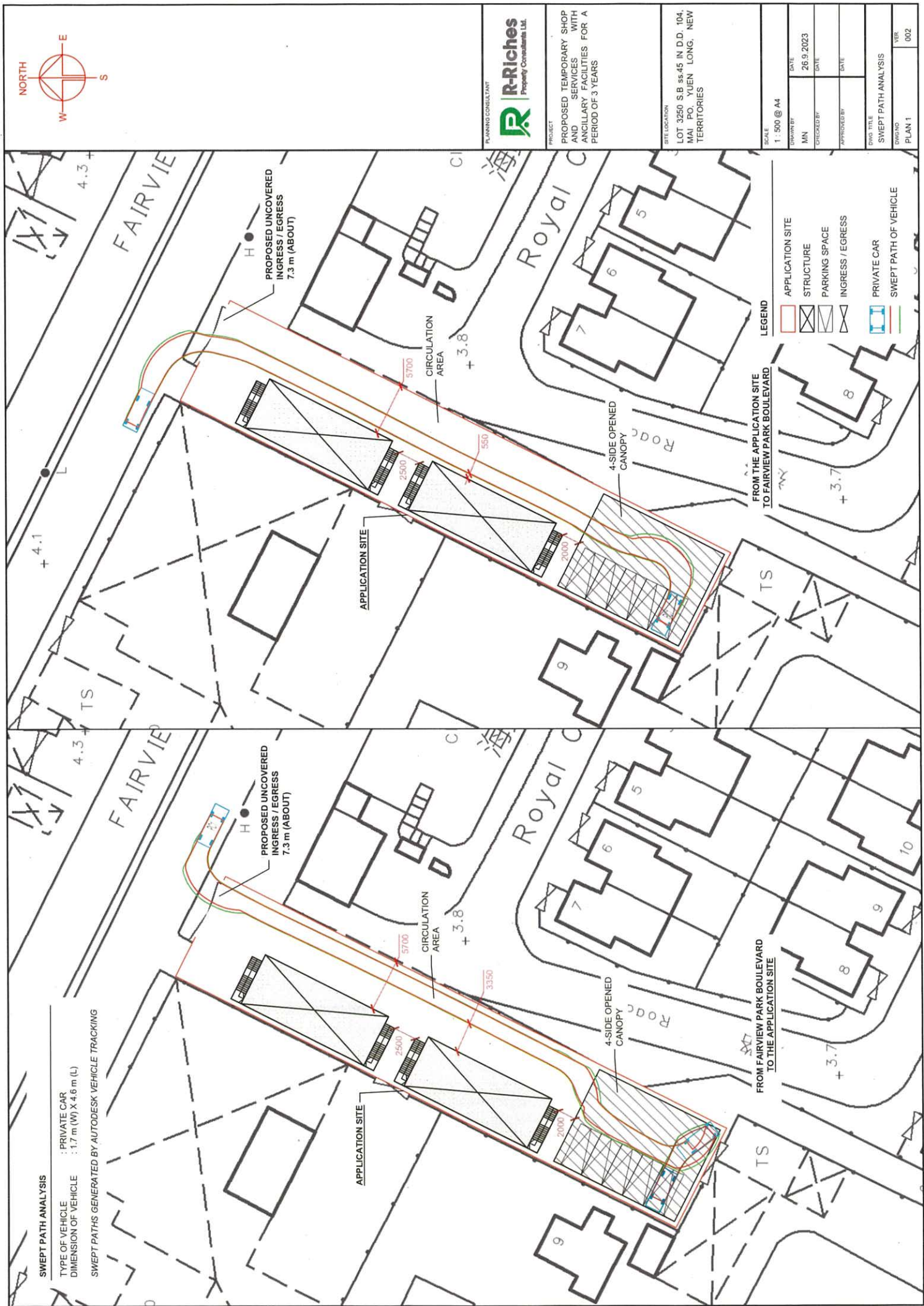
Annex I – Estimated Trip Generation and Attraction of the Application Site

- (i) The revised estimated trip generation and attraction of the Site is shown at **Table 1** below:

Table 1: Estimated Trip Generation and Attraction

Time Period	PC (Staff)		PC (Visitor)		2-Way Total
	In	Out	In	Out	
07:00 – 08:00	1	0	0	0	1
08:00 – 09:00	0	0	1	1	2
09:00 – 10:00	0	0	2	2	4
10:00 – 11:00	0	0	3	3	6
11:00 – 12:00	0	0	3	3	6
12:00 – 13:00	0	0	4	4	8
13:00 – 14:00*	1	1	4	4	10
14:00 – 15:00	0	0	4	4	8
15:00 – 16:00	0	0	4	4	8
16:00 – 17:00	0	0	3	3	6
17:00 – 18:00	0	0	3	3	6
18:00 – 19:00	0	0	2	2	4
19:00 – 20:00	0	0	2	2	4
20:00 – 21:00	0	0	1	1	2
21:00 – 22:00	0	1	0	0	1

***Busiest hour of the day**



SWEEPED PATHS GENERATED BY AUTODESK VEHICLE TRACKING

Royal C

FROM THE APPLICATION SITE
TO FAIRVIEW PARK BOULEVARD

APPLICATION SITE
STRUCTURE
PARKING SPACE
INGRESS / EGRESS

PRIVATE CAR
SWEEP PATH OF VEHICLE

DWG TITLE
SWEEP PATH ANALYSIS

DWG NO	VER
PLAN 1	002

Previous s.16 Applications covering the Application Site

Approved Application

No.	Application No.	Use(s) / Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-MP/308	Proposed Temporary Car Testing Centre for a Period of 3 Years	22.4.2022 (<i>RNTPC</i>) [Revoked on 22.7.2023]

Similar s.16 Applications within the “OU(CDWRA)” Zones on the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 in the Past Five Years

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-NSW/284	Proposed Temporary Shop and Services (Convenience Store) for a Period of 3 Years	5.2.2021 (RNTPC) [Revoked on 5.5.2023]
2.	A/YL-NSW/298	Proposed Temporary Shop and Services for a Period of 3 Years	24.6.2022 (RNTPC)
3.	A/YL-NSW/308	Proposed Temporary Shop and Services (Convenience Store) for a Period of 3 Years	19.5.2023 (RNTPC)

Government Departments' General Comments

1. Traffic

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

- the application site (the Site) is connected to public road network via a section of a local access which is not managed by Transport Department. The land status of the local access road and private lot(s) should be clarified with Lands Department by the applicant;
- sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period; and
- advisory comments as detailed in **Appendix IV**.

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

- part of Fairview Park Boulevard is maintained by HyD;
- HyD shall not be responsible for the maintenance of any access connecting the Site and part of Fairview Park Boulevard not maintained by HyD; and
- advisory comments as detailed in **Appendix IV**.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- 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 IV**.

3. Landscape

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

- based on the aerial photo of 2022, the Site is located in a comprehensive residential development landscape character comprising village houses, low-rise residential buildings, car parkings, ponds and scattered temporary structures and tree groups. The proposed use is not incompatible with the surrounding landscape character and the planned use;
- according to the site photo of September 2023, the Site is fenced off, vacant and hard paved with some temporary structures. No significant landscape resources is observed within the Site. Significant adverse landscape impact on landscape resource arising

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

- should the Town Planning Board approve the application, 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 public realm is not apparent.

4. Drainage

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

- no objection in principle to the planning application from drainage operation and maintenance point of view; and
- should Town Planning Board consider that the application is acceptable from the planning point of view, approval conditions should be stipulated in the planning permission requiring the applicant (i) the submission of a drainage proposal and (ii) the implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

5. Fire Safety

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

- no objection in principle to the application subject to the fire service installations (FSIs) being provided to the satisfaction of D of FS; and
- advisory comments as detailed in **Appendix IV**.

6. Building Matters

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

- There is no record of approval granted by the Building Authority (BA) for the existing structures at the Site. If the existing structures are erected on leased land without approval of BA, they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for the use under the application. 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.
- His advisory comments are at **Appendix IV**.

7. Other Departments

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

- Chief Engineer/Railway Development 2-1, Railway Development Office, HyD;
- Director of Agriculture, Fisheries and Conservation;
- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department;
- Commissioner of Police; and
- District Officer (Yuen Long).

Recommended Advisory Clauses

- (a) 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 application site (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;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that
- the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contain the restriction that no structures are allowed to be erected without the prior approval of the government;
 - there are unauthorised building works and/or uses at the Site 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
 - should planning approval be given to the application, 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 proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fees, as may be imposed by LandsD;
- (c) to note the comments of the Commissioner for Transport (C for T) that
- the Site is connected to the public road network via a section of a private road which is not managed by Transport Department (TD). The land status of the local access road should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
 - sufficient manoeuvring space shall be provided within the Site; and
 - the vehicular run-in/out shall comply with related legislation (such as the Buildings Ordinance (BO) (Cap. 123) and restriction/condition stipulated in the land lease;
- (d) 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 part of Fairview Park Boulevard not maintained by HyD; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;

- (e) to note the comments of the Director of Environmental Protection (DEP) that
 - the applicant is advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise potential environmental impacts on the surrounding areas; and
- (f) to note the comments of the Director of Fire Services (D of FS) that
 - the applicant should submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - if the proposed structures are required to comply with BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (g) 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, its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at the building plan submission stage;
 - if the existing structures are erected on leased land without approval of the Building Authority (BA), they are unauthorised under BO and should not be designated for any proposed use under the application;
 - for unauthorised building works (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;
 - 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 under BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of 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:**

230920-215459-04255

提交限期**Deadline for submission:**

22/09/2023

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

20/09/2023 21:54:59

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

A/YL-MP/358

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

先生 Mr. Fu

意見詳情**Details of the Comment :**

The proposed use of the location is not sufficiently specific for determination of the site's suitability. Restrictions on the use should be tightened and specified.

The site is surrounded by residentials and operations of shops and office are not consistent with the area. The construction of multi story building and the resulting density appears very excessive given the narrow, long and small space.

The proposed operation is excessively long i.e. 7am to 10pm in a remote residential area. Opening hours should be kept to reasonable hours and prohibit operation during Sundays and public holidays. Noise pollution from the people and cars in the space is a significant concern.

Parking on the pavement is a persistent problem. Any buildings should be set back sufficiently in case any car need to park temporarily near Fairview Park Boulevard. Visitor will not find it convenient to park in the back as the car likely needs to reverse and back out to the Boulevard to exit the site given the plan, and accident will likely happen given how busy the boulevard is, and the blind spot present.

The site already has a canopy structure and containers placed underneath which is not in accordance with the diagram contained in the application.

The construction method and design of the multi-story building is unclear and may not be in keeping with the residentials. Use of container to construct buildings may also not be appropriate given how unsightly they are in a residential setting.

Unclear what the plan for drainage and water wastes. There is no public sewage for connection and the Boulevard is a private road.

編號:

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會秘書

(郵遞及電郵: tpbpd@pland.gov.hk)

敬啟者:

**有關: 向規劃申請編號 A/YL-MP/358 的擬議臨時商店及服務行業連附屬設施
提出意見事宜**

本司乃元朗錦綉花園大道 9 號海錦豪園之管理公司, 海錦豪園業主立案法團於 2023 年 9 月 1 日接獲 貴署信函[檔號: TPB/A/YL-MP/358], 邀請就題述規劃申請提供意見。經收集屋苑業戶後, 現代表海錦豪園業主立案法團就擬議臨時商店及服務行業連附屬設施(申請編號 A/YL-MP/358) 提出意見, 有關意見詳情如下:

1. 經檢閱有關發展規劃, 地段將擬建臨時商店及服務行業, 故如只涉及普通商店銷售服務, 不涉及嘈音工作, 本苑原則上不反對上述建設規劃申請;
2. 是項項目的申請用途及發展提及「連附屬設施」, 相關附屬設施如涉及厭惡性工作, 本苑將反對上述建設規劃申請, 例如: 建設成臨時汽車檢驗中心, 因臨時汽車檢驗中心會引起工業性的機械及噪音等問題;
3. 有關申請將會劃出 5 個私家車泊車位, 故必須注意車輛進出有關位置會否佔用行人路或對出車路, 使道路造成嚴重擠塞, 亦不可阻礙車輛進出海錦豪園, 以免對行人或進出海錦豪園的車輛造成危險及嚴重不便。

總括而言, 請 貴署在考慮批出上述規劃申請時, 必須考慮上述問題, 以保障公眾利益及安全。如有任何查詢, 請於辦公時間致電 [REDACTED] 與高級物業主任陳先生或致電 [REDACTED] 與本人聯絡。



中國海外物業服務有限公司



高級物業經理 葉慧嫻

物業管理人牌照號碼()

2022 年 9 月 20 日



副本抄送: 海錦豪園業主立案法團

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



A/YL-MP/358 DD 104 Mai Po Wetland Restoration Area
21/09/2023 03:01

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

A/YL-MP/358

Lot 3250 S.B ss.45 in D.D. 104, Mai Po, Yuen Long

Site area : About 743sq.m

Zoning : "Commercial/Res" and "OU" annotated "Comprehensive Development to include Wetland Restoration Area"

Applied use : Shop and Services / 5 Vehicle Parking

Dear TPB Members,

308 was revoked 22 July

As the applicant had failed to comply with conditions (f), (g) & (j) satisfactorily

So operator tweaks the dimensions and back with a fresh application.

The lot is close to many homes, failure to fulfill conditions should be regarded as a serious issue.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 28 June 2021 3:55 AM CST
Subject: A/YL-MP/308 DD 104 Mai Po Wetland Restoration Area

A/YL-MP/308

Lot 3250 S.B ss.45 in D.D. 104, Mai Po, Yuen Long

Site area : About 650sq.m

Zoning : "Commercial/Res" and "OU" annotated "Comprehensive Development to include Wetland Restoration Area"

Applied use : Car Testing Centre / 10 Vehicle Parking

Dear TPB Members,

Whilst you have approved other applications for this area and "Although the

application site fell within the Wetland Buffer Area of the Town Planning Board Guidelines No. 12C, the guidelines also specified that planning applications for temporary uses were exempted from the requirement of ecological impact assessment", you must consider the nature of the proposed land use.

RE agency and convenience store do not impact the soil in the same way as oils and toxins do. A car testing centre would inevitably contaminate the soil and stymie all efforts for the site to eventually be part of the WRA.

The proposed use is not compatible with the zoning.

Mary Mulvihill