

2024年 1月 26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
申請的資料

26 JAN 2024

This document is received on
The Town Planning Board will formally acknowledge
the 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 Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/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.tpb.gov.hk/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.tpb.gov.hk/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

2400169 15/1 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/9C-MP 1369
	Date Received 收到日期	26 JAN 2024

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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)

LEUNG YAU KAM

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)

FiBi International Project Consultancy Co. Limited (菲比國際項目顧問有限公司)

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)	新界元朗壆圍丈量約份第104約地段第2933 號
(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 1225 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 280 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) 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	米埔及錦綉花園分區計劃大綱核准圖編號 S/YL-MP/6
(e) Land use zone(s) involved 涉及的土地用途地帶	「休憩用地」
(f) Current use(s) 現時用途	空置 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人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 _____ (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 _____ (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 or Regulated Areas 位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/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	擬議臨時商店及服務行業(足浴店)、公眾停車場(貨櫃車除外)連附屬電動車充電設施、附屬辦公室(為期3年) (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(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
(c) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積 1025sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 200sq.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 NAsq.m <input checked="" type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 280sq.m <input checked="" type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 280sq.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) 列於布局設計圖	
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 15(2.5米 x 5米) Motorcycle Parking Spaces 電單車車位 Nil Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Nil Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Nil Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Nil Others (Please Specify) 其他 (請列明) NA	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 Nil Coach Spaces 旅遊巴車位 Nil Light Goods Vehicle Spaces 輕型貨車車位 1 Medium Goods Vehicle Spaces 中型貨車車位 Nil Heavy Goods Vehicle Spaces 重型貨車車位 Nil Others (Please Specify) 其他 (請列明) NA	

Proposed operating hours 擬議營運時間 場地的作業時間將為每天24小時			
(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)) 由申請地點直達青山公路—潭尾段	
	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)	
(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 or Regulated Areas
 位於鄉郊地區或受規管地區臨時用途/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>(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。

1. 申請人要求批給規劃許可，准許申請地點用作擬議臨時商店及服務行業(足浴店)、
公眾停車場(貨櫃車除外)連附屬電動車充電設施、附屬辦公室(為期3年)
2. 地盤面積約 1225平方米，申請地點內設有5個構築物：第1個構築物A(1層)面積約20平方米，
座地不高於3.5米，用作電動車充電設施(儲電櫃)用途，第2個構築物B(1層)面積約20平方米，
座地不高於3.5米，用作電動車充電設施(儲電櫃)用途，第3個構築物C(1層)面積約20平方米，
座地不高於3.5米，用作電動車充電設施(儲電櫃)用途，第4個構築物D(1層)面積約20平方米，
座地不高於3.5米，用作電動車充電設施(儲電櫃)用途，第5個構築物E(2層)面積約200平方米，
座地不高於7.5米，構築物E(下層)座地不高於4米用作足浴店用途，構築物E(上層)上方計不高於
3.5米，用作辦公室用途，總樓面面積約280平方米。場地將提供15個停車位及1個上落貨車位
及9個充電設施。
3. 申請地點樹木將全部保留。
4. 擬建項目為臨時用途，為期3年，不會損害當前分區的長遠規劃意圖。
5. 施工現場將建設表面U型渠。
6. 申請地點可經一條小路通往青山公路-潭尾段。
7. 申請地點主要服務周邊的居民及周邊地盤人士。
8. 申請地點外有一條車路，預算每天私家車車輛架次最多40架次，預算早上車輛數量約10架次，
中午車輛數量約20架次，預算晚上約10架次，申請地點亦有足夠位置迴轉，所以排隊及等待機會
不大，亦不會有停泊阻塞情況。
9. 申請地點，只會有私家車及客貨車進入。
10. 城市規劃委員會認為合適的，申請人將遵守規劃條件。
11. 申請地點用作足浴店用途並不是第266章<<按摩院條例>>的按摩院。

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

.....
CHAN YU HIM
.....
Name in Block Letters
姓名 (請以正楷填寫)

.....
Project Manager
.....
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

FiBi International Project Consultancy Co. Limited (菲比國際項目顧問有限公司)

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

Date 日期

19/12/2023

(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	新界元朗米埔丈量約份第104 約地段第2933 號
Site area 地盤面積	1225 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	米埔及錦綉花園分區計劃大綱核准圖編號 S/YL-MP/6
Zoning 地帶	「休憩用地」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/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	擬議臨時商店及服務行業(足浴店)、公眾停車場(貨櫃車除外) 連附屬電動車充電設施、附屬辦公室(為期3年)

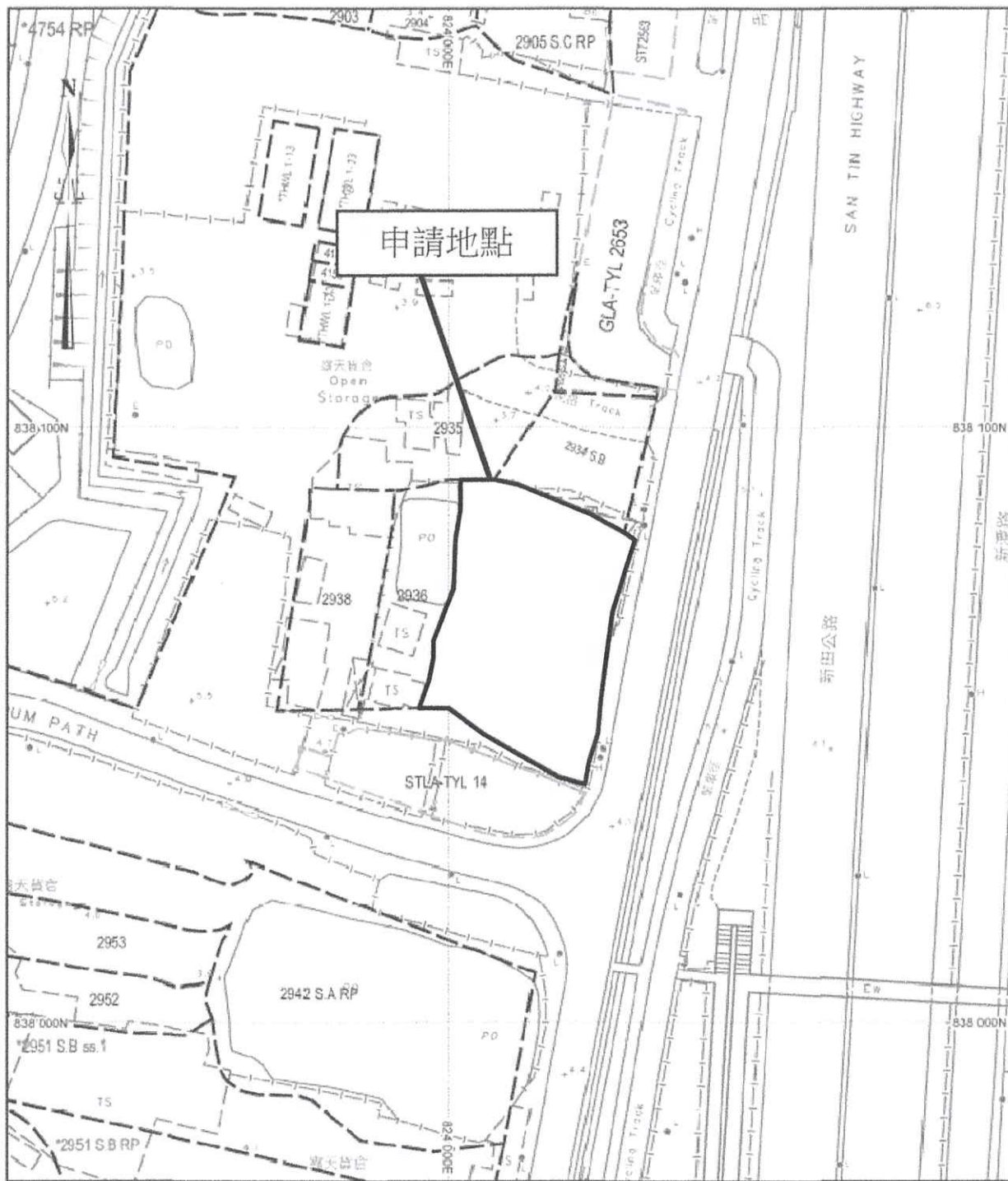
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	280 <input checked="" type="checkbox"/> 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
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	7.5	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1-2	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	% <input 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		15
	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) _____ _____		15 0 0 0 0 0
	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) _____ _____		0 0 1 0 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
位置圖、車輛通道圖、排水建議圖		
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。

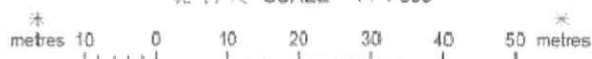
地段索引圖 LOT INDEX PLAN




地政總署測繪處

Survey and Mapping Office, Lands Department

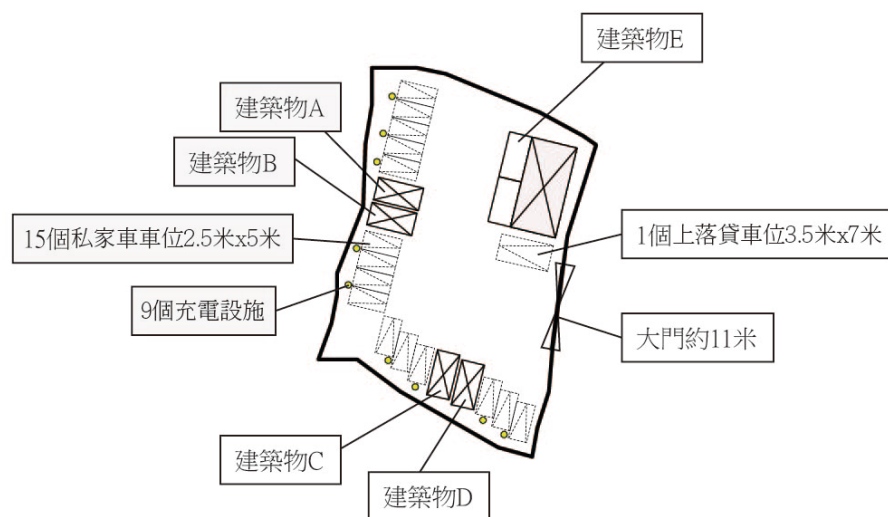
比例尺 SCALE 1:1 000



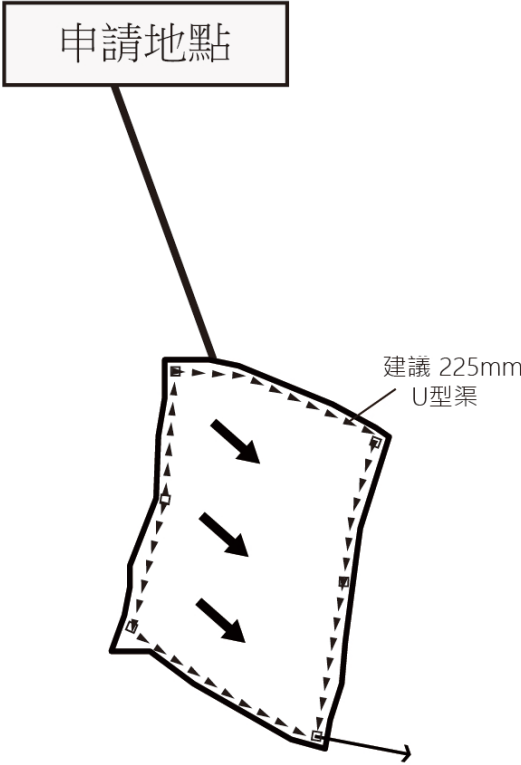
<p>Project 項目名稱：</p> <p>擬議臨時商店及服務行業(足浴店及辦公室)、公眾停車場(貨櫃車除外)連附屬電動車充電設施(為期3年)新界元朗聖園丈量約份第104約地段第2933 號</p>	<p>Remarks 備註：</p>		<p>Scale 比例：</p> <p>1 : 1000</p>
	<p>Drawing Title 圖紙標題：</p> <p>位置圖</p>	<p>Drawing No 圖紙號：</p> <p>圖 1</p>	 <p>Fibi International Project Consultancy Co. Limited</p>

申請地點內設有5個構築物：

構築物	總佔地面積	總樓面面積	佈置	用途
A(1層)	20平方米	20平方米	座地不高於3.5米	電動車充電設施(儲電櫃)
B(1層)	20平方米	20平方米	座地不高於3.5米	電動車充電設施(儲電櫃)
C(1層)	20平方米	20平方米	座地不高於3.5米	電動車充電設施(儲電櫃)
D(1層)	20平方米	20平方米	座地不高於3.5米	電動車充電設施(儲電櫃)
E(2層)	120平方米	120平方米	(下層)座地不高於4米	足浴店
	0平方米	80平方米	(上層)上方計不高於3.5米	辦公室
	200平方米	280平方米		

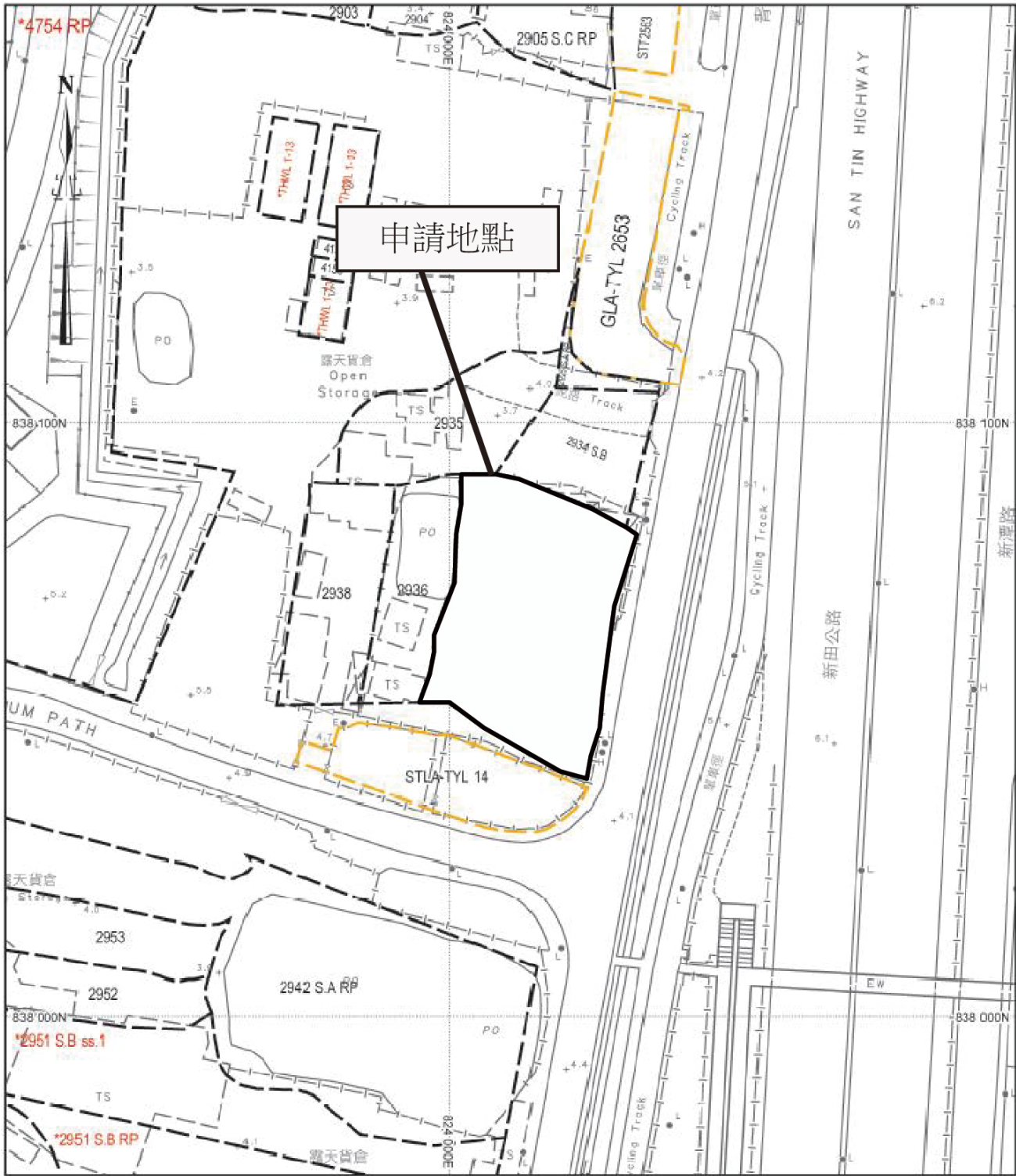


<p>Project 項目名稱：</p> <p>擬議臨時商店及服務行業(足浴店)、公眾停車場(貨櫃車除外)連附屬電動車充電設施、附屬辦公室(為期3年)新界元朗學園丈量約份第104 約地段第2933 號</p>	<p>Remarks 備註：</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>大門</p> </div> <div style="text-align: center;">  <p>車位</p> </div> </div> <p>● 充電設施</p>		<p>Scale 比例：</p> <p>1 : 1000</p>
	<p>Drawing Title 圖紙標題：</p> <p>布局設計圖</p>	<p>Drawing No 圖紙號：</p> <p>圖 2</p>	 <p>FiBi International Project Consultancy Co. Limited</p>



<p>Project 項目名稱：</p>	<p>Remarks 備註： <input type="checkbox"/> 擬議的集水坑  地面流動方向</p>		<p>Scale 比例：</p>
<p>擬議臨時商店及服務行業 (足浴店及辦公室)、公眾停車場(貨櫃車除外)連附屬電動車充電設施(為期3年)新界元朗壘圍丈量約份第104約地段第2933 號</p>	<p>Drawing Title 圖紙標題：</p> <p>擬議排水建議圖</p>	<p>Drawing No 圖紙號：</p> <p>圖4</p>	 <p>FiBi International Project Consultancy Co. Limited</p>


地段索引圖 LOT INDEX PLAN



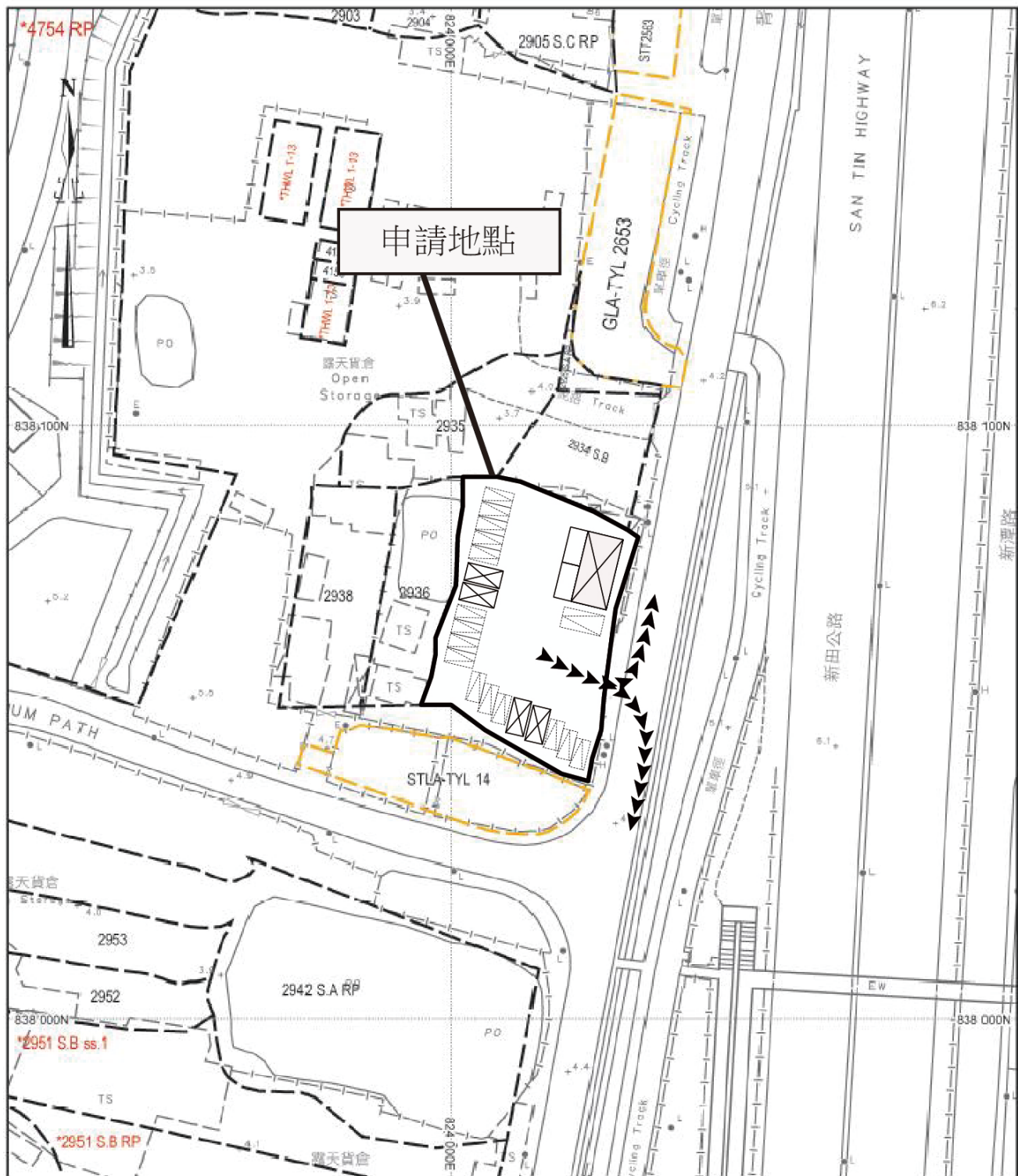
地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000

米 metres 10 0 10 20 30 40 50 metres

<p>Project 項目名稱：</p> <p>擬議臨時商店及服務行業(足浴店及辦公室)、公眾停車場(貨櫃車除外)連附屬電動車充電設施(為期3年)新界元朗壘圍丈量約份第104約地段第2933號</p>	<p>Remarks 備註：</p> <p>Drawing Title 圖紙標題：</p> <p>位置圖</p>	<p>Scale 比例：</p> <p>1 : 1000</p> <p></p> <p>FiBi International Project Consultancy Co. Limited</p>
<p>Drawing No 圖紙號：</p> <p>圖 1</p>		

地段索引圖 LOT INDEX PLAN



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000

米 metres 10 0 10 20 30 40 50 metres

Project 項目名稱：

擬議臨時商店及服務行業(足浴店及辦公室)、公眾停車場(貨櫃車除外)連附屬電動車充電設施(為期3年)新界元朗學圃丈量約份第104約地段第2933號

Remarks 備註：



申請地點



車位

由申請地點直達青山公路—潭尾段

Drawing Title 圖紙標題：

行駛路線圖

Drawing No 圖紙號：

圖4

Scale 比例：



FiBi International Project Consultancy Co. Limited



日期：06-03-2024

編號：FBI-PLMHP-AGR2023-11-11

致：規劃署/地政署

電郵

尊敬的先生/女士,

有關A/YL-MP/364規劃申請回覆意見：

1. 有關申請地點內建有構築物會清拆，如城市規劃委員會批給有關申請許可，申請人將遵守規劃處條件及要求，亦會按照申請的佈局和配置建設及清拆土地上的違例建設，申請人承諾將會根據申請圖則向地政署申請短期豁免書及遵守地政署有關條款，以符合規劃處及地政署要求。

為了方便你們考慮我們的申請，我附上以下供你們參考的文件，如果你們對提交文件有任何疑問，請致電 [REDACTED] 聯絡我們的 [REDACTED] 先生。

電話：

網頁：

Email：

公司地址：



日期 : 12-03-2024

編號 : FBI-MP-REC2023-1218-01

致 : 規劃署及運輸署

電郵

尊敬的先生/女士,

有關A/YL/-MP364規劃申請回覆部門意見 :

a. 根據申請地點足浴店的員工總數約8人,寫字樓的員工總數約3人,停車場1人。

根據申請地點預算每日最多80人。

根據申請地點將會以預約方式供客人進入泊車,預約客戶如需要泊車,將根據申請地點車位安排以定,如車位不足,申請地點將不會給予任何人士駕車進入申請地點,這樣能減少因客戶過多以導致車輛擠塞及排隊情況,停車位是足夠客人使用。

b. 申請地點只允許私家車及輕型貨車進入。

c. 私家車行駛路線圖: 圖a及圖b。

輕型貨車行駛路線圖: 圖c。

為了方便你們考慮我們的申請，我附上以下供你們參考的文件，如果你們對提交文件有任何疑問，請致電 [REDACTED] 聯絡我們的 [REDACTED] 先生。

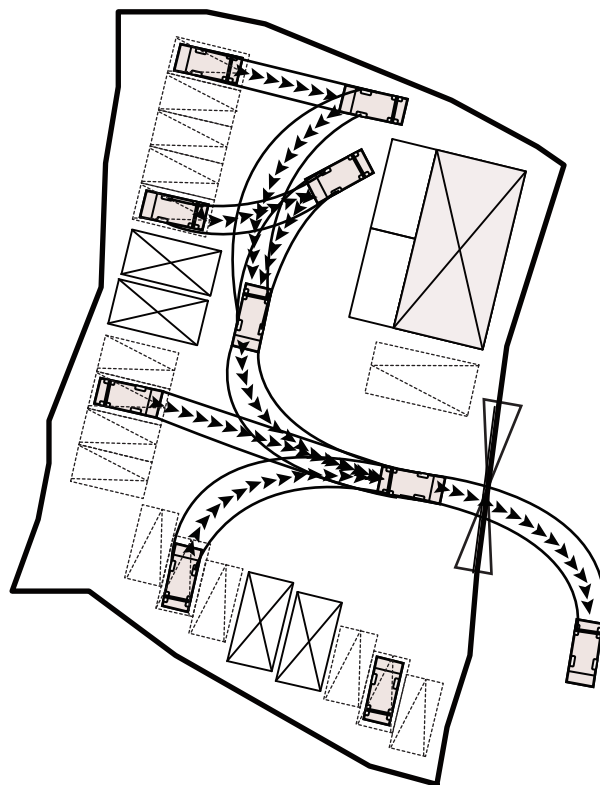
[REDACTED]
Project Manager

電話 :

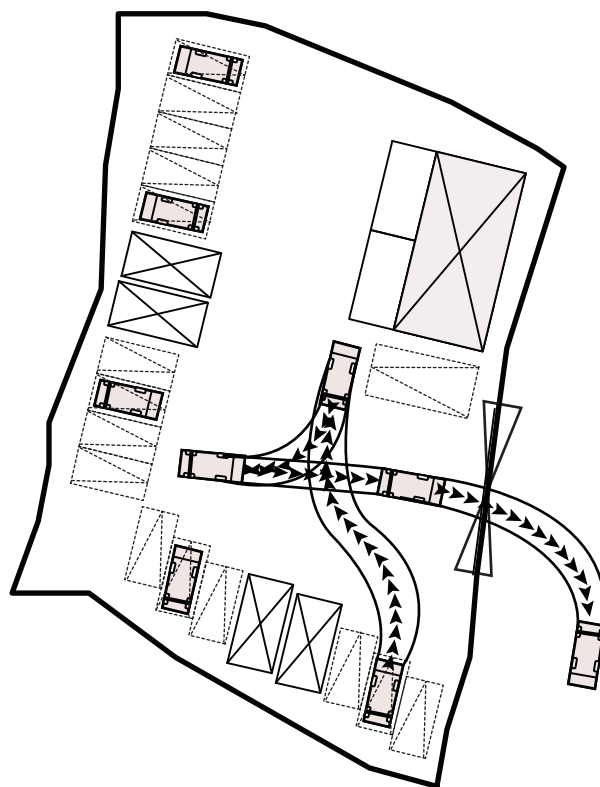
網頁 :

Email : [REDACTED]

公司地址 :



私家車行駛駛出路線



私家車行駛駛出路線

Project 項目名稱：

擬議臨時商店及服務行業 (足浴店)、公眾停車場(貨櫃車除外)連附屬電動車充電設施、附屬辦公室(為期3年)新界元朗壆圍丈量約份第104 約地段第2933 號

Remarks 備註：



申請地點



私家車



車位



車輛路徑線

Drawing Title 圖紙標題：

私家車行駛路線圖

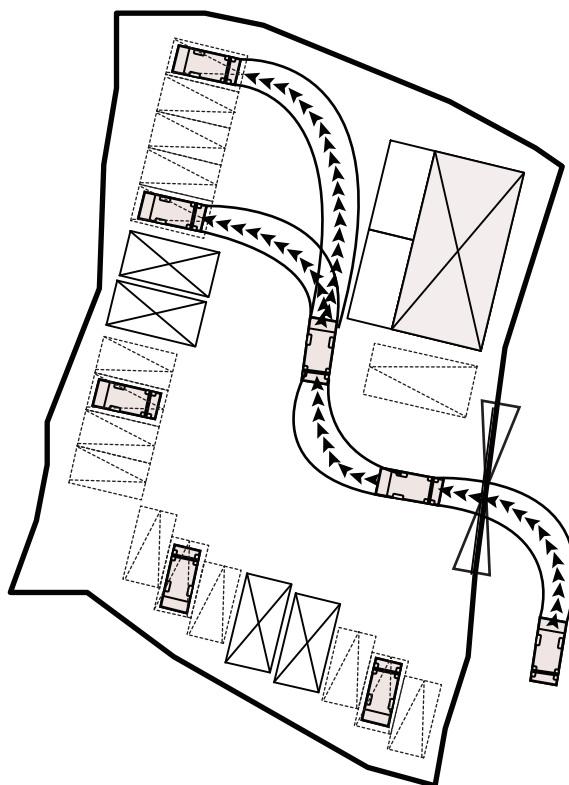
Drawing No 圖紙號：

圖a

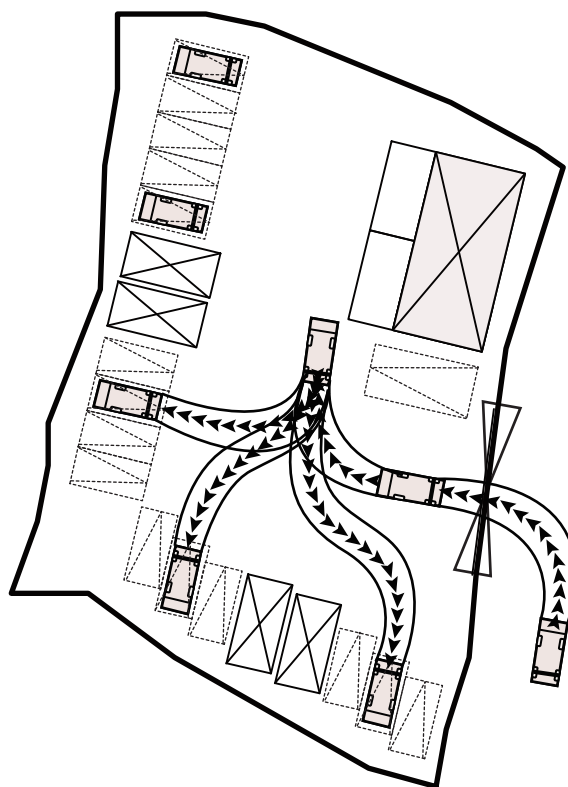
Scale 比例：








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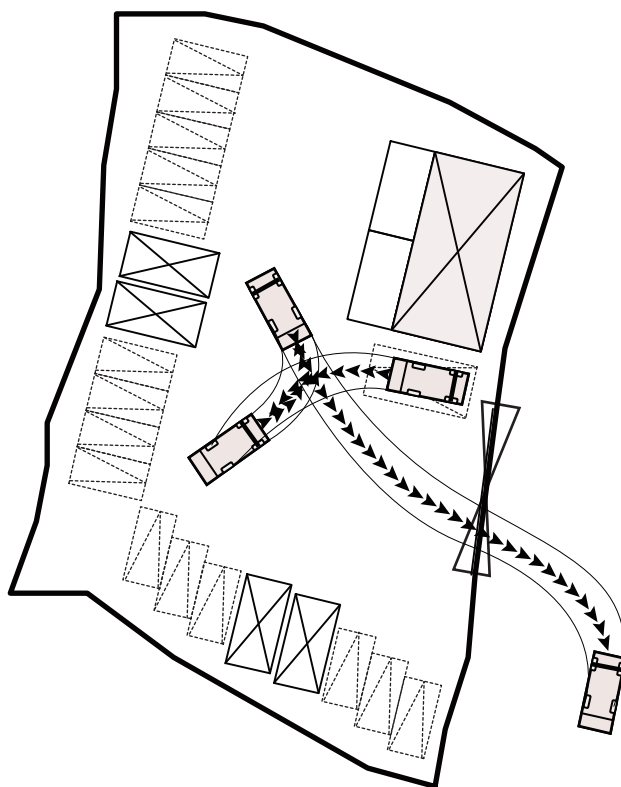


私家車行駛駛入路線

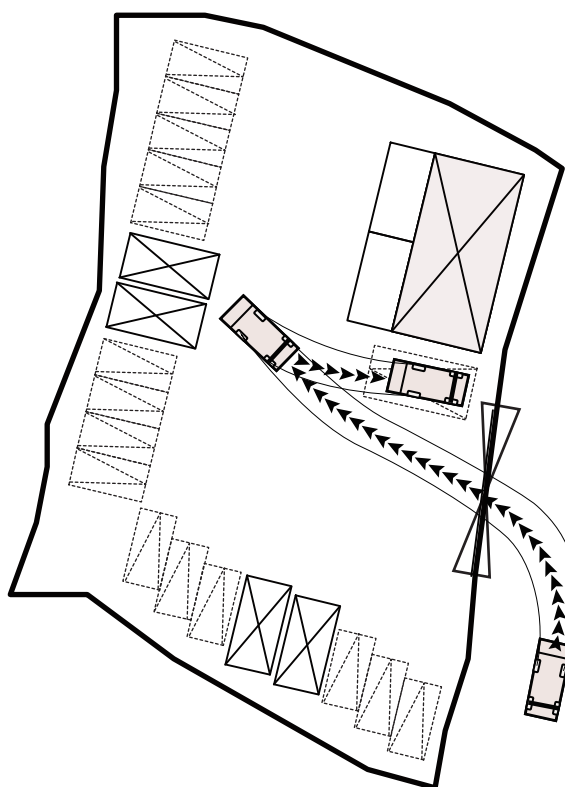


私家車行駛駛入路線


<p>Project 項目名稱：</p> <p>擬議臨時商店及服務行業 (足浴店)、公眾停車場(貨櫃車除外)連附屬電動車充電設施、附屬辦公室(為期3年)新界元朗壘圍丈量約份第104 約地段第2933 號</p>	<p>Remarks 備註：</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  申請地點 </div> <div style="text-align: center;">  私家車 </div> </div> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  車位 </div> <div style="text-align: center;">  車輛路徑線 </div> </div>		<p>Scale 比例：</p>
	<p>Drawing Title 圖紙標題：</p> <p>私家車行駛路線圖</p>	<p>Drawing No 圖紙號：</p> <p>圖b</p>	 <p>FiBi International Project Consultancy Co. Limited</p>



輕型貨車行駛駛出路線



輕型貨車行駛駛入路線

<p>Project 項目名稱：</p> <p>擬議臨時商店及服務行業 (足浴店)、公眾停車場(貨櫃車除外)連附屬電動車充電設施、附屬辦公室(為期3年)新界元朗壁圍丈量約份第104 約地段第2933 號</p>	<p>Remarks 備註：</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  申請地點 </div> <div style="text-align: center;">  私家車 </div> </div> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  車位 </div> <div style="text-align: center;">  車輛路徑線 </div> </div>		<p>Scale 比例：</p>
	<p>Drawing Title 圖紙標題：</p> <p>私家車行駛路線圖</p>	<p>Drawing No 圖紙號：</p> <p>圖c</p>	 <p>FiBi International Project Consultancy Co. Limited</p>



日期：12-03-2024

編號：FBI-PLMHP-AGR2023-11-11

致：規劃署/地政署

電郵

尊敬的先生/女士,

有關A/YL-MP/364規劃申請回覆意見：

1. 有關申請地點內建有構築物會清拆，如城市規劃委員會批給有關申請許可，申請人將遵守規劃處條件及要求，亦會按照申請的佈局和配置建設及清拆土地上的違例建設，申請人承諾將會根據申請圖則向地政署申請短期豁免書及遵守地政署有關條款，以符合規劃處及地政署要求。

為了方便你們考慮我們的申請，我附上以下供你們參考的文件，如果你們對提交文件有任何疑問，請致電 [REDACTED] 聯絡我們的 [REDACTED] 先生。

[REDACTED]
Project Manager

電話：

網頁：

Email：

公司地址：

**Relevant Extracts of Town Planning Board Guidelines for
Application for Developments within Deep Bay Area
under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C)**

According to TPB PG-No. 12C, the Site falls within the Wetland Buffer Area (WBA). Extracts of land use concept and development guidelines are summarised as follows:

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

Appendix A

List of Uses Exempted from Ecological Impact Assessment within the Wetland Buffer Area

For planning applications involving uses/development within the Wetland Buffer Area, the following uses/development are exempted from the requirement of ecological impact assessment as part of the submission to the Board :

- Temporary Uses
- Agricultural Use (except in SSSI Zone)
- Ancestral Hall
- Bank#
- Barbecue Spot
- Barber Shop#
- Beauty Parlour#
- Burial Ground
- Clinic/Polyclinic*
- Electricity Substation of single storey
- Government Refuse Collection Point^
- House (Alteration, modification and/or redevelopment to the existing building bulk only)
- New Territories Exempted Houses
- Off-Course Betting centre#
- On-farm Domestic Structure
- Photographic Studio#
- Playground/Playing Field in “V” and “R(D)” zones
- Police Post/Police Reporting Centre
- Post Office*
- Private Club#
- Public Convenience
- Public Library*
- Public Utility Installation (electricity mast, lamp pole, pipeline and telephone booth only)^
- Pumping Station of single storey
- Refreshment Kiosk
- Retail Shop#
- School*
- Showroom excluding Motor-vehicle Showroom#
- Shrine
- Social Welfare Facility*
- Tent Camping Site

Note:

other than free-standing building

* other than free-standing building exceeding 3 storeys

^ not applicable to the “Other Specified Uses” annotated “Eco-lodge” zone on the Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan

Previous s.16 Applications covering the Application Site

Approved Applications

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

Rejected Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-MP/54	Temporary Open Storage of Timber and Plywood for 12 months	16.7.1999 (<i>RNTPC</i>)

**Similar s.16 Applications within the same “Open Space” Zone
on the draft Mai Po and Fairview Park OZP No. S/YL-MP/7 in the Past Five Years**

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-MP/280	Proposed Temporary Shop and Services (Retail Store) for a Period of 3 Years	31.5.2019 (<i>RNTPC</i>) [Revoked on 31.10.2021]
2.	A/YL-MP/298	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	21.8.2020 (<i>RNTPC</i>)
3.	A/YL-MP/300	Temporary Shop and Services with Ancillary Staff Canteen and Site Office for a Period of 3 Years	18.12.2020 (<i>RNTPC</i>) [Revoked on 18.5.2023]
4.	A/YL-MP/302	Temporary Shop and Services (Wooden Ware Retail Shop) for a Period of 5 Years	5.2.2021 (<i>RNTPC</i>)
5.	A/YL-MP/306	Temporary Shop and Services (Metal Hardware Shop and Household Item Retail Store) for a Period of 5 Years	9.7.2021 (<i>RNTPC</i>)
6.	A/YL-MP/311	Proposed Temporary Shop and Services (Interior Design Company) for a Period of 5 Years	27.8.2021 (<i>RNTPC</i>)
7.	A/YL-MP/319	Temporary Shop and Services with Ancillary Office for a Period of 5 Years	24.12.2021 (<i>RNTPC</i>)
8.	A/YL-MP/321	Temporary Shop and Services with Ancillary Office for a Period of 5 years	24.12.2021 (<i>RNTPC</i>)
9.	A/YL-MP/325	Renewal of Planning Approval for Temporary Sales Office (for Real Estate and Furniture) and Furniture Showrooms for a Period of 3 Years	22.4.2022 (<i>RNTPC</i>)
10.	A/YL-MP/329	Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries) with Ancillary Facilities for a Period of 3 Years	29.7.2022 (<i>RNTPC</i>)
11.	A/YL-MP/348	Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 5 Years	11.9.2023 (<i>RNTPC</i>)
12.	A/YL-MP/351	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	25.8.2023 (<i>RNTPC</i>)

Government Departments' General Comments

1. Electric Vehicle Charging

Comments of the Secretary for Environment and Ecology (SEE):

- He has no adverse comment from electric vehicle charging point of view;
- To echo with the revision of the Chapter 8 of HKPSG about EV charging facilities and to support the Government's policies in promoting the wider adoption of EVs, we suggest the applicant to comply with the requirement of HKPSG, i.e. EV chargers with output power of not less than 7kW (i.e., medium chargers) should be equipped at all parking spaces for private cars, light goods vehicles and motorcycles of the application site (the Site);
- According to the Chief Executive's 2023 Policy Address, the Government aims to formulate a citywide green transformation roadmap and timetable for public buses and taxis in the first half of 2024, and provide support to realise the goal of introducing about 3,000 electric taxis by end-2027. A comprehensive quick charging network is needed to effectively support the operations of electric commercial vehicles and achieve the aforesaid target. In this connection, we suggest the applicant consider installing some quick chargers (e.g. with output power of 100kW or higher) at the proposed site and open up a certain number of charging spaces for electric commercial vehicles for use, e.g. electric taxis and electric light goods vehicles; and
- Advisory comments as detailed in **Appendix V**.

2. Traffic

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

- She has no adverse comment from traffic engineering point of view; and
- No vehicle is allowed to queue back to or reverse onto/from the Site at any time during the planning approval period.

3. Fire Services

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

- He has no objection in principle to the application subject to fire service installations (FSIs) being provided to his satisfaction;
- In consideration of the design/nature of the proposal, FSIs are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs for his approval; and

- Advisory comments as detailed in **Appendix V**.

4. Drainage

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

- He has no objection in principle from public drainage point of view;
- Approval conditions should be stipulated in the approval letter requiring the applicant (i) the submission of 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. Environment

Comments of the Director of Environmental Protection (DEP):

- He has no objection to the application;
- There was no substantiated environmental complaint received at the Site in the past three years;
- Advisory comments as detailed in **Appendix V**.

6. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- She has no objection to the application from landscape planning perspective;
- Based on the aerial photo of 2023, the site is located in a comprehensive residential development landscape character comprising of open storage, temporary structures, scattered tree groups and low-rise residential buildings within the “R(C)” zone to the west. The proposed use is not incompatible with the surrounding landscape character; and
- Based on site photos taken in February 2024, the Site is fenced-off, vacant and hard paved with some temporary structures. Some existing trees of common species are observed along the southern boundary. According to the application form, all existing trees will be retained. Significant adverse landscape impact on landscape resources arising from the proposed use is not anticipated.

7. **Others**

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

- Chief Building Surveyor/New Territories West, Buildings Department;
- Chief Engineer/Construction, Water Supplies Department;
- Chief Highway Engineer/New Territories West, Highways Department;
- Project Manager (West), Civil Engineering and Development Department;
- Commissioner of Police;
- Director of Agriculture, Fisheries and Conservation;
- Director of Electrical and Mechanical Services; and
- District Officer (Yuen Long), Home Affairs Department.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the lot owner(s) should rectify/regularize the lease breaches as demand by LandsD. If the application is approved, the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot; and
 - the application(s) for STW will be considered by the LandsD acting in the capacity of the landlord and there is no guarantee that they will be approved. The application(s) for STW, if approved, will be subject to such terms and conditions, including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be allowed.
- (b) to note the comments of the Secretary for Environment and Ecology (SEE) that:
- to echo with the revision of the Chapter 8 of HKPSG about EV charging facilities and to support the Government's policies in promoting the wider adoption of EVs, the applicant is suggested to comply with the requirement of HKPSG, i.e. EV chargers with output power of not less than 7kW (i.e., medium chargers) should be equipped at all parking spaces for private cars, light goods vehicles and motorcycles of the application site (the Site); and
 - according to the Chief Executive's 2023 Policy Address, the Government aims to formulate a citywide green transformation roadmap and timetable for public buses and taxis in the first half of 2024, and provide support to realise the goal of introducing about 3,000 electric taxis by end-2027. A comprehensive quick charging network is needed to effectively support the operations of electric commercial vehicles and achieve the aforesaid target. In this connection, the applicant is suggested consider installing some quick chargers (e.g. with output power of 100kW or higher) at the proposed site and open up a certain number of charging spaces for electric commercial vehicles for use, e.g. electric taxis and electric light goods vehicles.
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- the proposed access arrangement of the Site should be commented and approved by TD;
 - if the proposed access on Castle Peak Road - Mai Po is approved by TD, the applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.
- (d) to note the comment 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”.

- (e) to note the comments of the Director of Fire Services (D of FS), Fire Services Department that:
- the layout plans to be submitted to his department should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - if any proposed structures are required to comply with the Building Ordinance (Cap.123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans.
- (f) 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 abuts on a specified street (Castle Peak Road – Mai Po) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at the building plan submission stage;
 - if the existing structure is erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
 - for UBW erected on leased land, enforcement action may be taken by the Buildings Department 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 application site under the BO;
 - before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - detailed checking under the BO will be carried out at building plan submission stage.
- (g) to note the comment of the Director of Electrical and Mechanical Services (DEMS) that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near

the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. The parties should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

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



A/YL-MP/364 DD 104 Mai Po OS

23/02/2024 02:26

From:

To:

Sent by:

File Ref:

"tpbpd" <tpbpd@pland.gov.hk>

tpbpd@pland.gov.hk

A/YL-MP/364

Lot 2933 in D.D. 104, Mai Po, Yuen Long

Site Area : About 1,225sq.m

Zoning : "Open Space"

Applied development: Foot Massage Parlour / 16 Vehicle Parking

Dear TPB Members,

292 revoked for failure to fulfil Fire and Drainage conditions but some form of operations continued.

Now its Foot Massage with parking.

Perhaps more compatible with the OS zoning as 'Foot Massage' services are effectively a form of recreation.

But certainly need for stringent fire and drainage conditions

Mary Mulvihill

From:

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

Date: Thursday, 26 March 2020 3:27 AM HKT

Subject: A/YL-MP/292 DD 104 Mai Po OS

A/YL-MP/292

Lot 2933 in D.D. 104, Mai Po, Yuen Long

Site Area : About 1,192sq.m

Zoning : "Open Space"

Applied development: Eating Place / **Excavation of Land** / 11 Vehicle Parking

Dear TPB Members,

Strong objections. Part of the site has already been trashed for a brownfield operation.

Now the applicant proposed to remove the remaining trees and excavate the site.

Not only is a restaurant and parking incompatible with the zoning. It is not allowed to build on more than 10% of OS and any construction must be ancillary to the recreational intention of OS zoning.

There are thousands of residents in the vicinity. It is high time that community services such as public parks and playgrounds be provided. The current health scare has demonstrated the pressing need for open space where people can relax and get some exercise in times of stress.

Mary Mulvihill

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

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

A/YL-MP/364

意見詳情 (如有需要，請另頁說明)

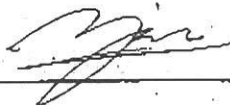
Details of the Comment (use separate sheet if necessary)

無意見

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

文亦揚

簽署 Signature



日期 Date

2024.2.19