

2100127 2021年 2月 2日

Appendix I of RNTPC
Paper No. A/YL-NTM/417此文件在
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。

22 FEB 2021

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. S16-1
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/ML-NTM/417
	Date Received 收到日期	22 FEB 2021

- 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)

Sinotek Cross Limited

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

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 343 (Part) in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 232 230 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 126 / sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	 N/A sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ngau Tam Mei Outline Zoning Plan No.: S/YL-NTM/12
(e) Land use zone(s) involved 涉及的土地用途地帶	"Recreation" Zone ("REC")
(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
04/02/2021 (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 04/02/2021 (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

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

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

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

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

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

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

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

(v) For Type (v) application 供第(v)類申請

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

Proposed Temporary Shop and Services for a period of 5 years

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	 126 / sq.m 平方米	☒ About 約
Proposed plot ratio 擬議地積比率	 0.5 /	☒ About 約
Proposed site coverage 擬議上蓋面積	 54 / %	☒ About 約
Proposed no. of blocks 擬議座數	 1 /	
Proposed no. of storeys of each block 每座建築物的擬議層數	 1 / storeys 層	
	☐ include 包括 storeys of basements 層地庫	
	☐ exclude 不包括 storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	 mPD 米(主水平基準上) ☐ About 約	
	 4 / m 米	☒ About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積 sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms
 請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約
☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

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

☒ other(s) 其他

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

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RETAIL STORE ANCILLARY OFFICE	126m ² (ABOUT)	126m ² (ABOUT)	4m (ABOUT)(1-STOREY)
TOTAL		126m ² (ABOUT)	126m ² (ABOUT) ✓	

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)
☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於
☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]		
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RETAIL STORE ANCILLARY OFFICE	126m ² (ABOUT)	126m ² (ABOUT)	4m (ABOUT)(1-STOREY)
TOTAL		126m ² (ABOUT)	126m ² (ABOUT) ✓	

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

Circulation Space

7. Anticipated Completion Time of the Development Proposal
擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Late 2022

8. Vehicular Access Arrangement of the Development Proposal

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	☒ 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 San Tam Road via Ngau Tam Mei Road and local access ☐ 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) ☐																								
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	☒ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>1</td> <td>✓</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>/</td> <td></td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>/</td> <td></td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td>/</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>/</td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>/</td> <td></td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> </tr> </table> ☐	Private Car Parking Spaces 私家車車位	1	✓	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)	/		_____	_____	_____	_____	_____	_____
Private Car Parking Spaces 私家車車位	1	✓																								
Motorcycle Parking Spaces 電單車車位	/																									
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	/																									
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	/																									
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	/																									
Others (Please Specify) 其他 (請列明)	/																									
_____	_____	_____																								
_____	_____	_____																								
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	☐ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td>_____</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td>_____</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>_____</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td>_____</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>_____</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> </table> ☒	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)	_____	_____	_____	_____	_____								
Taxi Spaces 的士車位	_____																									
Coach Spaces 旅遊巴車位	_____																									
Light Goods Vehicle Spaces 輕型貨車車位	_____																									
Medium Goods Vehicle Spaces 中型貨車車位	_____																									
Heavy Goods Vehicle Spaces 重型貨車車位	_____																									
Others (Please Specify) 其他 (請列明)	_____																									
_____	_____																									
_____	_____																									

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁表示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。

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 No 否	☐ Please provide details 請提供詳情 ☒																													
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是 No 否	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約 ☒																													
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table> Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) 	On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
On environment 對環境	Yes 會 ☐	No 不會 ☒																													
On traffic 對交通	Yes 會 ☐	No 不會 ☒																													
On water supply 對供水	Yes 會 ☐	No 不會 ☒																													
On drainage 對排水	Yes 會 ☐	No 不會 ☒																													
On slopes 對斜坡	Yes 會 ☐	No 不會 ☒																													
Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒																													
Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒																													
Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒																													
Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒																													
Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																													

10. Justifications 理由

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

The applicant seek to use Lots 343 (Part) in D.D. 104, Ngau Tam Mei, Yuen Long (the Site) for Temporary Shop and Services for a Period of 5 Years (**Plan P01**). The applicant would like to operate a retail shop (convenience store) to bring convenience for nearby locals.

The Site falls within an area zoned "Recreation" ("REC") on the Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12 (**Plan P02**). As 'shop and services' is a column two use within the "REC" zone, which requires permission from the Town Planning Board (the Board). Since the application is on a temporary basis, it will not jeopardize the long term planning intention of the "REC" zone.

The Site occupied an area of 232 sqm (about)(**Plan P03**). A total of one structure is proposed at the Site for retail store and ancillary office with total GFA of 126sqm (about)(**Plan P04**). The operation hours of the Site are 09:00 to 19:00 daily including public holiday. The estimated maximum number of visitor per day are 15 (about). The estimated number of staff working at the Site is 3.

The Site is accessible from San Tam Road via Ngau Tam Mei Road and local access (**Plan P04**). One private car parking provided at the Site (**Plan P04**). No light, medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractor/trailer will be allowed to enter/exit the site at any time during the planning approval period.

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. No storage of dangerous goods will be carried out at the Site at any time during the planning approval period.

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage, fire service installations and landscape proposals etc. to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Shop and Services for a Period of 5 Years'.

11. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board 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）

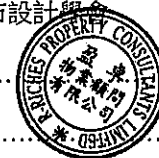
Professional Qualification(s)
專業資格

- ☐ 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

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

11/01/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - 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
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
 如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot 343 (Part) in D.D 104, Ngau Tam Mei, Yuen Long, New Territories 新界元朗牛潭尾丈量約第 104 約地段第 343 號 (部份) ✓		
Site area 地盤面積	232 ✓	sq. m 平方米	☒ About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Ngau Tam Mei Outline Zoning Plan No.: S/YL-NTM/12 牛潭尾分區計劃大綱核准編號: S/YL-NTM/12 ✓		
Zoning 地帶	"Recreation" ("REC") Zone "康樂" 用途地帶 ✓		
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services for a period of 5 years ✓ 擬議臨時商店及服務為期 5 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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	126 ✓ ☒ About 約 ☐ Not more than 不多於	0.5 ☒ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	1 ✓	
	Composite 綜合用途	/	

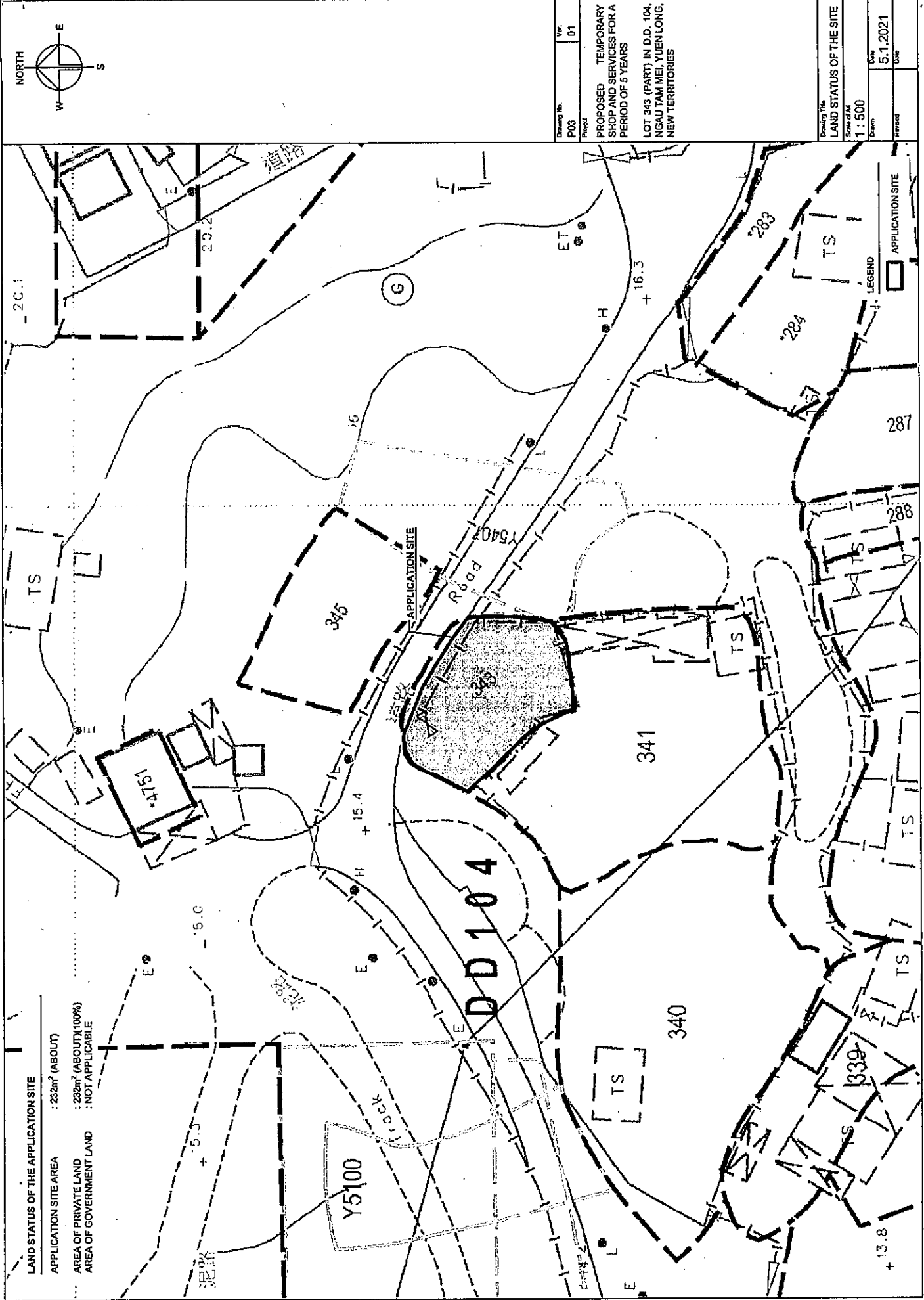
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用	4 (About) ✓	m 米 ☐ (Not more than 不多於)
		/	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		/	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途	/	m 米 ☐ (Not more than 不多於)
		/	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		/	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積		54	% ☒ About 約
(v) No. of units 單位數目		/	
(vi) Open space 休憩用地	Private 私人	/	sq.m 平方米 ☐ Not less than 不少於
	Public 公眾	/	sq.m 平方米 ☐ Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) 	1 / / / / / /
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) 	/ / / / / /

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
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	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他 (請註明)	☐	☒
Location plan, Plan showing the zoning of the Site,		
Plan showing the land status of the Site		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☐
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。

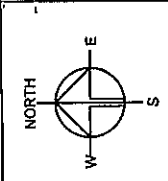


LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 232m² (ABOUT)

AREA OF PRIVATE LAND : 232m² (ABOUT)(100%)

AREA OF GOVERNMENT LAND : NOT APPLICABLE



Drawing No.	P03	Ver.	01
Project	PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS		
Lot	LOT 343 (PART) IN D.D. 104, NGAU TAM MEI, YUEN LONG, NEW TERRORIES		
Scale of Map	1:500		
Date	5.1.2021		
Drawn			
Revised			

Drawing Title	LAND STATUS OF THE SITE
Scale of Map	1:500
Date	5.1.2021
Drawn	
Revised	

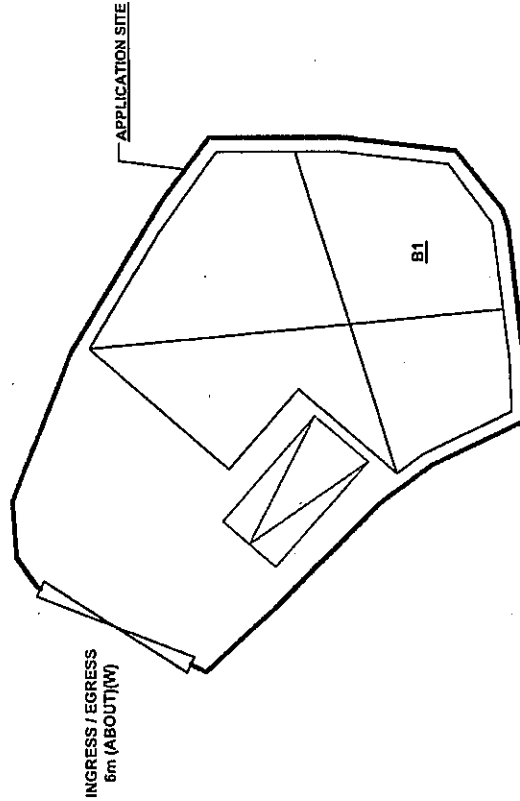
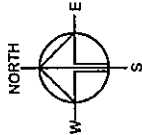
LEGEND

APPLICATION SITE

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 236m ² (ABOUT)
COVERED AREA	: 126m ² (ABOUT)
UNCOVERED AREA	: 106m ² (ABOUT)
PLOT RATIO	: 0.5 (ABOUT)
SITE COVERAGE	: 54% (ABOUT)
NO. OF STRUCTURE	: 1
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 126m ² (ABOUT)
BUILDING HEIGHT	: 4m (ABOUT)
NO. OF STOREY	: 1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RETAIL STORE ANCILLARY OFFICE	126m ² (ABOUT)	126m ² (ABOUT)	4m (ABOUT)(1-STOREY)
TOTAL		126m ² (ABOUT)	126m ² (ABOUT)	



Drawing No.	Ver.
P04	01

Project
PROPOSED TEMPORARY
SHOP AND SERVICES FOR A
PERIOD OF 5 YEARS

LOT 343 (PART) IN D.D. 104,
NGAU TAM MEI YUEN LONG,
NEW TERRITORIES

Drawing Title	Application Site
Scale	1:250
Date	5.1.2021
Drawn By	
Checked By	

LEGEND	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	INGRESS / EGRESS

PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)

5-2

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

參考編號 Reference Number: 210302-235315-01071

提交限期 Deadline for submission: 23/03/2021

提交日期及時間 Date and time of submission: 02/03/2021 23:53:15

有關的規劃申請編號 The application no. to which the comment relates: A/YL-NTM/417

「提意見人」姓名/名稱 Name of person making this comment: 先生 Mr. 松澤美村委

意見詳情 Details of the Comment:

本人反對此申請！

1/此位置係車路轉彎位，嚴重影響車輛/村民單車及村民步行視線，十分之危險！

2/村內的山頂山溪水會經由斜坡流落此位置排水，一旦有任何建築物必定會令到洪水，在地方浸。

3/此地點是村內的其中一個龍眼位置，一旦啤動會影響村內風水，影響村民家宅平安。

在此，希望規劃署不要批准申請人在此處作出任何土地變動。

本人建議申請人首先諮詢村代表/村理事/村委會作出討論。

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

參考編號 Reference Number: 210302-142150-65731

提交限期 Deadline for submission: 23/03/2021

提交日期及時間 Date and time of submission: 02/03/2021 14:21:50

有關的規劃申請編號 The application no. to which the comment relates: A/YL-NTM/417

「提意見人」姓名/名稱 Name of person making this comment: 先生 Mr. 李顯威

意見詳情 Details of the Comment:

該年運興本來的交通配套不足，本人及鄰近居民擔心在店舖興建後，會令更多人湧到訪，導致交通擠塞，妨礙居民日常生活。故此，如沒有專車接送出入人，而對鄰近交通造成負擔，本人便強烈反對以上規劃申請。

file://pld-egis3-app/Online_Comment/210302-235315-01071, Comment A YL-NTM... 03/03/2021

5-3

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

參考編號 Reference Number: 210305-190821-57059

提交限期 Deadline for submission: 23/03/2021

提交日期及時間 Date and time of submission: 05/03/2021 19:08:21

有關的規劃申請編號 The application no. to which the comment relates: A/YL-NTM/417

「提意見人」姓名/名稱 Name of person making this comment: 先生 Mr. Au yeung yip lun

意見詳情 Details of the Comment:

1. 鄉村道路狹窄

2. 牛車路只是單程路

3. 大型車輛進入本村影響村民生活

4. 農路大型工程對村民生活造成困擾

5. 對牧潭興村風水有所影響

新城市規劃委員會秘書:

專人遞交或郵遞:香港北角政府合署 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-NTM/417

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

主要問題: 影響復耕

村內道路狹窄

反對

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

簽署 Signature 梁廣強

日期 Date 18-3-21





5-9.

新城市規劃委員會秘書：
寫字樓或郵遞：香港北角渣甸道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-NTM/417

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)
影響交通, 對行人出入造成不便

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

簽署 Signature 大榮輝 日期 Date 17-3-2021



-2-

01-MAR-2021 16:14

38X

P.016

18-MAR-2021 20:06

37X

P.005

5-11

新城市規劃委員會秘書：

寫字樓或郵遞：香港北角渣甸道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-NTM/417

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)
有關申請地段側邊路位於低地, 經常小
溪, 如能修築成路, 可加強排水問題

「提意見人」姓名/名稱 Name of person/company making this comment A. W. H. K.

簽署 Signature W. H. K. 日期 Date 18-3-2021



-2-

01-MAR-2021 16:14

38X

P.016

18-MAR-2021 20:06

37X

P.005

5-10.

新城市規劃委員會秘書：

寫字樓或郵遞：香港北角渣甸道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-NTM/417

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)
該位置行車道路非常窄小, 興建商店會令該位
置車輛及行人出入更不方便

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

簽署 Signature 蔡 日期 Date 16-3-2021



-2-

01-MAR-2021 16:14

38X

P.016

18-MAR-2021 20:06

37X

P.007

5-12

新城市規劃委員會秘書：

寫字樓或郵遞：香港北角渣甸道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-NTM/417

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)
該地段位於現時南面420呎

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

簽署 Signature 林 日期 Date 14-3-2021



-2-

01-MAR-2021 16:14

38X

P.016

18-MAR-2021 20:06

37X

P.005

5-13

新城市規劃委員會秘書處：
寫人送達或郵遞：香港北角海邊道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
AVL-NTM/17

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

此位置長期水浸, 申請通過後只會加深更加嚴重

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

簽署 Signature 日期 Date 17.3.2021



-2-

01-MAR-2021 16:14

98%

P.016

18-MAR-2021 20:05

97%

P.010

01-MAR-2021 19:09

PD16/UFU

5-15

新城市規劃委員會秘書處：

寫人送達或郵遞：香港北角海邊道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
AVL-NTM/17

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

影響排水系統, 反對上述申請

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

簽署 Signature 日期 Date 17-3-2021



-2-

01-MAR-2021 16:14

98%

P.016

18-MAR-2021 20:05

97%

P.012

01-MAR-2021 20:05

5-14

新城市規劃委員會秘書處：

寫人送達或郵遞：香港北角海邊道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
AVL-NTM/17

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對申請, 屬導致交通阻塞

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

簽署 Signature 日期 Date 18-3-2021



-2-

01-MAR-2021 16:14

98%

P.016

18-MAR-2021 20:05

97%

P.010

01-MAR-2021 19:09

PD16/UFU

5-16

新城市規劃委員會秘書處：

寫人送達或郵遞：香港北角海邊道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
AVL-NTM/17

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對, 該處位於綠化, 影響環境

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

簽署 Signature 日期 Date 18-3-2021



-2-

01-MAR-2021 16:14

98%

P.016

18-MAR-2021 20:05

97%

P.010

5-17

致城市規劃委員會秘書：
寫人送遞或郵遞：香港北角渣甸道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/VI-NTM/417

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

新填海工程主要在水坑口, 影響水坑

反駁

反駁

反駁

反駁

反駁

反駁

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

簽署 Signature 日期 Date 18-3-21



-2-

01-MAR-2021 16:14

88%

P.016

18-MAR-2021 19:58

97%

P.001

P.016/017

5-19

致城市規劃委員會秘書：
寫人送遞或郵遞：香港北角渣甸道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/VI-NTM/417

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

此處為青洲村, 附近常有積水, 如在下

雨天, 水可浸至村內, 影響村民生活, 且

出外安全, 須要村民向市議會, 向水坑口

可開工, 改善

反駁

反駁

反駁

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

簽署 Signature 日期 Date 18-3-2021



-2-

01-MAR-2021 16:14

88%

P.016

18-MAR-2021 19:58

97%

P.001

致城市規劃委員會秘書：

寫人送遞或郵遞：香港北角渣甸道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/VI-NTM/417

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

申請人(即水坑口) 反駁

申請人(即水坑口) 反駁

申請人(即水坑口) 反駁

申請人(即水坑口) 反駁

申請人(即水坑口) 反駁

申請人(即水坑口) 反駁

申請人(即水坑口) 反駁

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

簽署 Signature 日期 Date 18-3-2021



-2-

01-MAR-2021 16:14

88%

P.016

18-MAR-2021 19:58

97%

P.001

P.016/017

5-20

致城市規劃委員會秘書：
寫人送遞或郵遞：香港北角渣甸道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/VI-NTM/417

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

① 對片區居民造成不便

② 片區工程會對居民生活造成不便

反駁

反駁

反駁

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

簽署 Signature 日期 Date 18-3-2021



-2-

01-MAR-2021 16:14

88%

P.016

18-MAR-2021 19:58

97%

P.001

5-21

新城市規劃委員會秘書：

寄人送遞或郵遞：香港北角海邊道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
AVL-NTM/417

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

① 地盤附近居民生活

② 影響土庫風水

反對

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

簽署 Signature 日期 Date 7-3-2021

RECEIVED

18 MAR 2021

Town Planning Board

-2-

01-MAR-2021 16:14

98%

P.016

18-MAR-2021 19:59

97%

P.005

P.016/017

新城市規劃委員會秘書：

寄人送遞或郵遞：香港北角海邊道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
AVL-NTM/417

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

① 地盤附近居民生活, 影響附近居民日常生活

② 風扇工程對土庫環境造成

③ 影響土庫風水

反對

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

簽署 Signature 日期 Date 7-3-2021

RECEIVED

18 MAR 2021

Town Planning Board

-2-

01-MAR-2021 18:14

98%

P.016

18-MAR-2021 19:59

97%

P.007

5-22

新城市規劃委員會秘書：

寄人送遞或郵遞：香港北角海邊道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
AVL-NTM/417

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

① 地盤附近居民生活, 影響附近居民日常生活

② 地盤附近居民生活

反對

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

簽署 Signature 日期 Date 7-3-2021

RECEIVED

18 MAR 2021

Town Planning Board

-2-

01-MAR-2021 16:14

98%

P.016

18-MAR-2021 19:59

97%

P.008

P.016/017

新城市規劃委員會秘書：

寄人送遞或郵遞：香港北角海邊道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
AVL-NTM/417

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

① 地盤附近居民生活, 影響附近居民日常生活

② 風扇工程對土庫環境造成

③ 影響土庫風水

反對

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

簽署 Signature 日期 Date 17-3-2021

RECEIVED

18 MAR 2021

Town Planning Board

-2-

01-MAR-2021 16:14

98%

P.016

18-MAR-2021 19:59

97%

P.008

致城市規劃委員會秘書：

寄人送達或郵遞：香港北角道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
AVL-NTM/417

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

① 該地確是為工業用途, 風水影響村莊, 心受
破壞

② 該地確是為工業用途, 風水影響村莊, 心受
破壞

反對

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

簽署 Signature 何

日期 Date 7-3-2021

RECEIVED

18 MAR 2021

Town Planning Board

-2-

01-MAR-2021 16:14

SBX

P.016

18-MAR-2021 20:00

SBX

P.016

P.016/017

致城市規劃委員會秘書：

寄人送達或郵遞：香港北角道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
AVL-NTM/417

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

① 該地確是為工業用途, 風水影響村莊, 心受
破壞

② 該地確是為工業用途, 風水影響村莊, 心受
破壞

反對

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

簽署 Signature 湯

日期 Date 7-3-21

RECEIVED

18 MAR 2021

Town Planning Board

-2-

01-MAR-2021 16:14

SBX

P.016

18-MAR-2021 20:00

SBX

P.016

致城市規劃委員會秘書：

寄人送達或郵遞：香港北角道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
AVL-NTM/417

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

① 該地確是為工業用途, 風水影響村莊, 心受
破壞

② 該地確是為工業用途, 風水影響村莊, 心受
破壞

③ 該地確是為工業用途, 風水影響村莊, 心受
破壞

④ 該地確是為工業用途, 風水影響村莊, 心受
破壞

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

簽署 Signature 陳

日期 Date 07-03-2021

RECEIVED

18 MAR 2021

Town Planning Board

-2-

01-MAR-2021 16:14

SBX

P.016

18-MAR-2021 20:00

SBX

P.016

P.016/017

致城市規劃委員會秘書：

寄人送達或郵遞：香港北角道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
AVL-NTM/417

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

① 該地確是為工業用途, 風水影響村莊, 心受
破壞

② 該地確是為工業用途, 風水影響村莊, 心受
破壞

③ 該地確是為工業用途, 風水影響村莊, 心受
破壞

反對

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

簽署 Signature 陳

日期 Date 7-3-2021

RECEIVED

18 MAR 2021

Town Planning Board

-2-

01-MAR-2021 16:14

SBX

P.016

18-MAR-2021 20:00

SBX

P.016

5-29

新城市規劃委員會秘書：
寫人送遞或郵遞：香港北角渣甸道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-NTM/417

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

申請人意見：在渣甸道333號北角政府合署15樓，對駕駛者造成不便。

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

簽署 Signature 李佩玲 日期 Date 15/3/2021

RECEIVED

18 MAR 2021

Town Planning Board

-2-

01-MAR-2021 16:14

98%

P.016

18-MAR-2021 20:01

97%

P.014

5-31

新城市規劃委員會秘書：
寫人送遞或郵遞：香港北角渣甸道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-NTM/417

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

此段路向狹窄，興建商場容易造成交通擠塞，為村民帶來不便。

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

簽署 Signature 黃 日期 Date 18/3/2021

RECEIVED

18 MAR 2021

Town Planning Board

-2-

01-MAR-2021 16:14

98%

P.016

18-MAR-2021 20:01

97%

P.015

P.016/017

5-30

新城市規劃委員會秘書：

寫人送遞或郵遞：香港北角渣甸道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-NTM/417

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

在渣甸道333號北角政府合署15樓，對駕駛者造成不便。

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

簽署 Signature 鄭 日期 Date 16/3/2021

RECEIVED

18 MAR 2021

Town Planning Board

-2-

01-MAR-2021 16:14

98%

P.016

18-MAR-2021 20:01

97%

P.014

P.016/017

5-32

新城市規劃委員會秘書：

寫人送遞或郵遞：香港北角渣甸道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-NTM/417

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

該地點多為路旁，附近設有住宅及村莊，車輛行駛危險。

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

簽署 Signature 日期 Date 12/3/21

RECEIVED

18 MAR 2021

Town Planning Board

-2-

01-MAR-2021 16:14

98%

P.016

18-MAR-2021 20:01

97%

P.015

From: [Sharon Horvath <Sharon.Horvath@comcast.net>](mailto:Sharon.Horvath@comcast.net)
To: [David Turner <David.Turner@b2i.com>](mailto:David.Turner@b2i.com); [David Harris <David.Harris@comcast.net>](mailto:David.Harris@comcast.net)
Subject: [David Harris <David.Harris@comcast.net>](mailto:David.Harris@comcast.net)

Recommended Advisory Clauses

- (a) To note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The lot owner will need to immediately apply to his office 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. Applications 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 will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (b) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to Ngau Tam Mei Road via a section of local access which is not managed by the Transport Department (TD). The land status of the local access should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly. All vehicles of 7m or above are currently prohibited to enter Ngau Tam Mei Road;
- (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 from Ngau Tam Mei Road should be approved by TD. HyD shall not be responsible for the maintenance of any access connecting the Site and Ngau Tam Mei Road. 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 comments of the Director of Environmental Protection (DEP) to follow the environmental mitigation measures and requirements in the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by DEP;
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal where appropriate. It is apparent that the layout of proposed structure B1 is in conflict with the existing tree *Ficus microcarpa* (細葉榕) in the Site. The applicant shall review and revise the layout of structure B1 to avoid conflicts with the existing tree; and
- (f) to note the comments of the Director of Fire Services (D of FS) that the applicant shall submit relevant layout plans incorporated with the proposed fire services installations (FSIs) to his Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. If the proposed

structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that 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, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO. 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. 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) Regulation (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings subject to the control of Part VII of the B(P)R. Detailed checking under BO will be carried out at building plan submission stage; and
- (h) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that no facilities of the Food and Environmental Hygiene Department (FEHD) shall be affected and such work and operation shall not cause any obstruction to the surrounding. Proper licence/permit issued by the FEHD is required if there is any catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Also, for any waste generated from such activity/operation, the applicant should arrange disposal properly at their expenses.