

2021年 3月 2 2日

NTM/419

Appendix I of RNTPC
Paper No. A/YL-NTM/419

此文件在 收到，城市規劃委員會
只會在收到所有必需的資料及文件後才正式確認收到
申請的日期。

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

22 MAR 2021

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/ML-NTM/419
	Date Received 收到日期	22 MAR 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)

詠明有限公司 (MELODY GAIN 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)

郭志文 KWOK CHI MAN

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)	新界元朗牛潭尾丈量約份第105約 地段第1400號及1401號的土地	
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 1,780 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 758.63 sq.m 平方米 <input checked="" type="checkbox"/> About 約	1754m (+0.9%)
(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	牛潭尾分區計劃大綱圖 (S/L-NM/12)
(e) Land use zone(s) involved 涉及的土地用途地帶	「住宅(丙類)」(“R(C)”) /
(f) Current use(s) 現時用途	臨時商店及服務行業(園藝材料及建築材料銷售) (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」[#]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 8/3/2021 (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 10/3/2021 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期, 請填寫(B)部分)

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

臨時商店及服務行業 (園藝材料及建築材料銷售)

(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☒ year(s) 年 3☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 102.137sq.m ☐ About 約Proposed covered land area 擬議有上蓋土地面積 758.63sq.m ☐ 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 758.63sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 758.63sq.m ☐ About 約Proposed gross floor area 擬議總樓面面積 758.63sq.m ☐ 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)

申請地點內設四個作商店用途的上蓋物, 上蓋物以金屬搭建, 均樓高一層, 高度約5米, 分別標號為S1, S2, S3及S4, S1樓面面積約145.63平方米, S2樓面面積約207.5平方米, S3樓面面積約197.5平方米, S4樓面面積約200平方米, 另有一個樓高一層, 以金屬搭建的電氣房約8平方米, 所有上蓋物共佔面積約758.63平方米。

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 /

Motorcycle Parking Spaces 電單車車位 /

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 5

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 /

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 /

Others (Please Specify) 其他 (請列明) /

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

Taxi Spaces 的士車位 /

Coach Spaces 旅遊巴車位 /

Light Goods Vehicle Spaces 輕型貨車車位 2

Medium Goods Vehicle Spaces 中型貨車車位 /

Heavy Goods Vehicle Spaces 重型貨車車位 /

Others (Please Specify) 其他 (請列明) /

Proposed operating hours 擬議營運時間 申請地點營運時間為星期一至星期六, 每日上午十時至下午七時, 星期日及公眾假期休息			
(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)) 可經由新潭路到達車路地點	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁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。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas**位於鄉郊地區臨時用途/發展的許可續期**

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

可參考附頁申請理由

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 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.
本人現准許委員會的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

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

11.13.2021 (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：
(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。
- 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。

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	新界元朗牛潭尾丈量約份第105約地段 第1400號及第1401號	
Site area 地盤面積	1,780	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	牛潭尾分區計劃大綱圖 (S/YL-ATM/12)	
Zoning 地帶	住宅(丙類) ("R(C)")	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	臨時店舖及服務行業 (園藝材料及建築材料 銷售)	

(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	<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
(ii) No. of block 幢數	Domestic 住用	758.63	
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(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 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) _____ _____		2
	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) _____ _____		2

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 type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" 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"/>
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

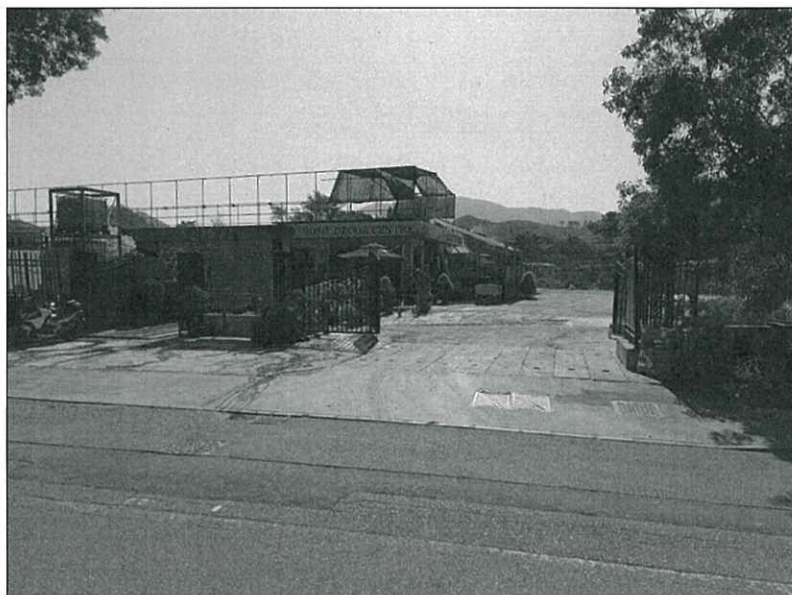
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。

申請理由

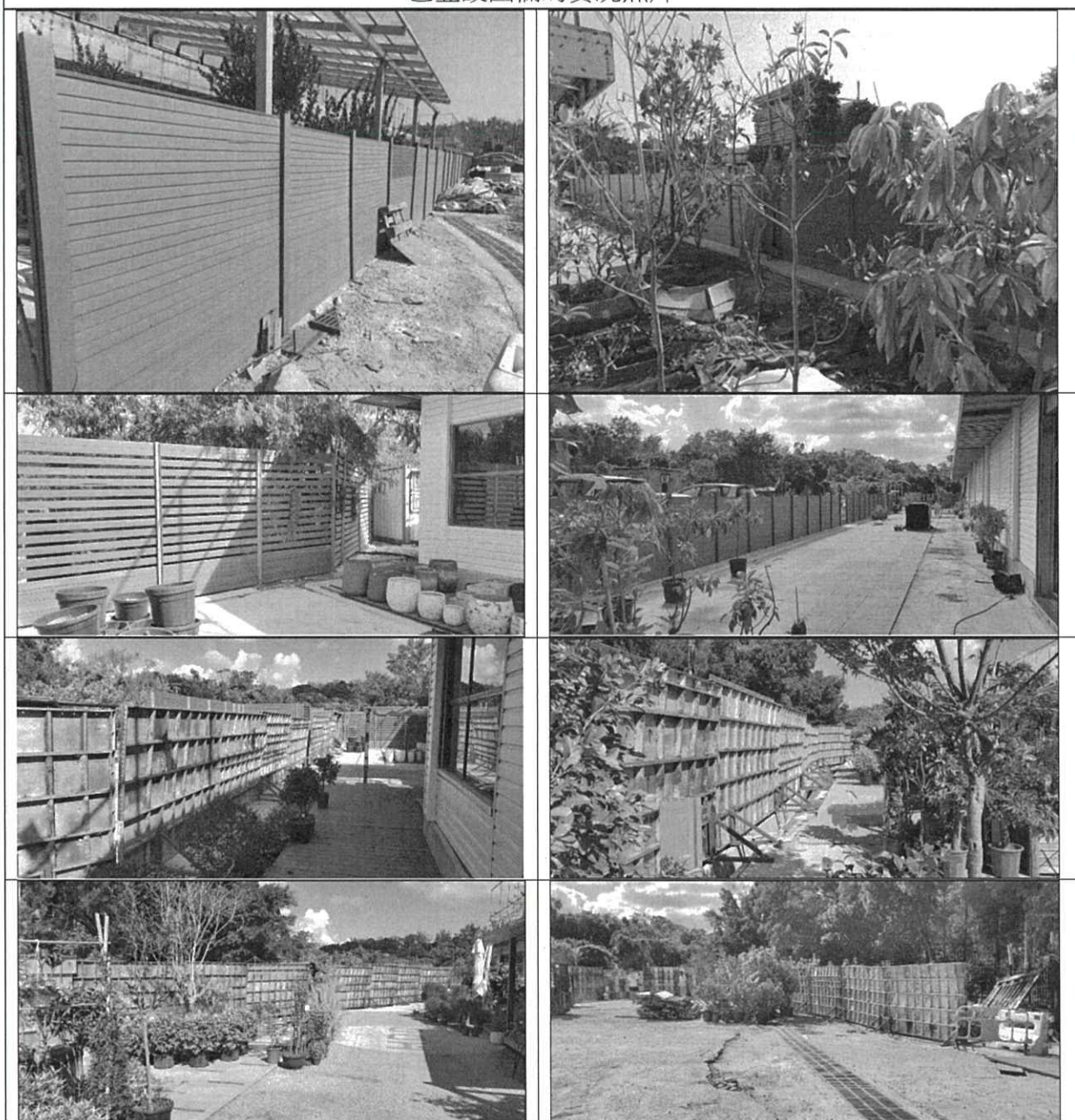
1. 此申請由詠明有限公司 (MELODY GAIN LIMITED)提出，發展作為期三年的臨時商店及服務行業（園藝材料及建築材料銷售）用途。申請地點位於牛潭尾分區計劃大綱核准圖編號(S/YL-NTM/12)的「住宅(丙類)」("R (C)")地帶內。擬議申請性質屬商店及服務行業，屬「住宅(丙類)」地帶第二欄的用途類別，即發展須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途。（可參閱：場地大綱圖及場地位置圖）
2. 擬議申請並非倉庫或露天貯物用途。擬議發展用途屬小規模運作，與「住宅(丙類)」地帶的規劃意向並無衝突，亦與四周具鄉郊特色的土地用途並非不相協調。申請人希望名正言順在申請地點發展標題用途，將發展納入規管，故主動提出是次規劃申請。擬議發展屬臨時性質，設施簡單容易還完，不會妨礙落實「住宅(丙類)」的長遠規劃意向。
3. 申請地點只涉及兩幅私人土地，不涉政府土地。位於新界元朗牛潭尾丈量約份第 105 約地段第 1400 號及第 1401 號的土地。申請地點總面積約 1,780 平方米。申請地點地型不規則，地勢平坦並已平整。
4. 同一申請地點，於 2021 年初曾提交規劃申請，申請編號：A/YL-NTM/411，擬定於 26/3/2021 議決。由於申請範圍的上蓋物需按發展修正，增加了圍邊簷篷作遮蔭，以及加建了一個較大的簷篷協助發展。而且申請用途的園藝材料所佔的業務比例亦相當高。汲取了地政署的意見，為了更能貼近實況，申請人決定取消編號：A/YL-NTM/411 的規劃申請，並於修正後提出是次申請。
5. 同一申請地點的前申請(A/YL-NTM/369)於 6/7/2018 取得許可，作為期三年的擬議臨時商店及服務行業（建築材料銷售）用途。前申請與此申請由同一申請人詠明有限公司 (MELODY GAIN LIMITED)提出，發展用途接近一致。前申請(A/YL-NTM/369)於取得許可後作發展，相關政府部門及附近民居均沒有反對。申請人亦以先後落實了相關附帶條件工程。包括：(e) 項豎設圍欄、(f) 項提交車輛出入口通道建議、(g) 項落實車輛出入口通道建議、(h) 項提交排水建議、(j) 項提交消防裝置建議及 (k) 項落實消防裝置建議。上述這些附帶條件均符合規劃署或有關部門要求。（可參閱附頁：由規劃署發出，完成附帶條件工程 (e) 項、(f) 項、(g) 項、(h) 項、(j) 項及 (k) 項的書面證明信件；以及 (h) 項提交排水建議計劃書）

6. 早於 10/5/2019，前申請(A/YL-NTM/369)的(h)項提交排水建議已取得許可、不過當按(h)項提交排水建議施工時，發現工程上有些技術性問題難以解決，需按實際情況修正排水建議。申請人一直有提交新修正的排水建議，可惜因為 2020 年疫情流行，拖慢了附帶條件工程進度；幾經努力，於 15/12/2021 提交的修正排水建議終於獲通過，落實排水建議亦報告了完工，可惜因為沒有足夠時間讓有關部門驗收，而(i)項落實排水建議工程終未獲接納。
7. 雖然完成了大部份附帶條件工作，卻始終未能於限時內完成(i)項落實排水建議工程。按目前機制，前申請(A/YL-NTM/369)的許可會被撤銷。為了可名正言順繼續就標題發展，申請人遂再次提交規劃申請，希望將發展納入規管。
8. 如前述，前申請(A/YL-NTM/369)已履行了大部份附帶條件工程，並獲有關方面接納。由於此申請的申請範圍及申請佈局均與前申請(A/YL-NTM/369)相同。是次申請可視作前申請(A/YL-NTM/369)的延續。申請地點會沿用及繼續執行既有附帶條件工程，亦會聘請具經驗的公司協助，為已實行的附帶條件工程進行修正及保養。
9. 申請地點於前申請(A/YL-NTM/369)時期，已分別落實了相關附帶條件工程。包括：(e)項豎設圍欄、(f)項提交車輛出入口通道建議及(g)項落實車輛出入口通道建議。上述兩項工程於 1/12/2021 獲有關方面接納，距今不足半年。至今仍然沿用，申請人會為這些設施提供補養。以下是相關証書和工程實況照片：



車輛出入口實況照片

已豎設圍欄的實況照片



10. 申請(A/YL-NTM/369)原來在申請地點內擬建五個上蓋物，四個上蓋物作商店用途，一個上蓋物作洗手間用途，共佔面積約 640.5 平方米。及後因發展需要作修正，固定的洗手間取消，以流動洗手間取代。另外四個作商店的上蓋物的位置及面積會稍作修正。申請地點共設 5 個上蓋物，分別為作商店用途的四個上蓋物 S1、S2、S3 及 S4 號。以及一個約 8 平方米樓高一層的電錶房。作商店用途的上蓋物 S2、S3 及 S4 號建築結構一致，均以金屬搭建，樓高 1 層，高度約 5 米，每個上蓋物主體面積約 150 平方米。S1 號上蓋物，與 S2、S3 及 S4 號上蓋物結構相近，以金屬搭建，樓高 1 層，高度約 5 米，上蓋物面積則是前三個上蓋物的一半，約 75 平方米。

11. 四個作商店的上蓋物各有圍邊簷篷，S1 連圍邊簷篷及加建簷篷佔面積約 145.63 平方米，S2 連圍邊簷篷佔面積約 207.5 平方米，S3 連圍邊簷篷佔面積約 197.5 平方米，S4 連圍邊簷篷佔面積約 200 平方米，四個作商店的上蓋物共佔面積約 750.63 平方米。



除了圍邊簷篷外，S1 上蓋物的南邊，加建了一個遮陰簷篷。

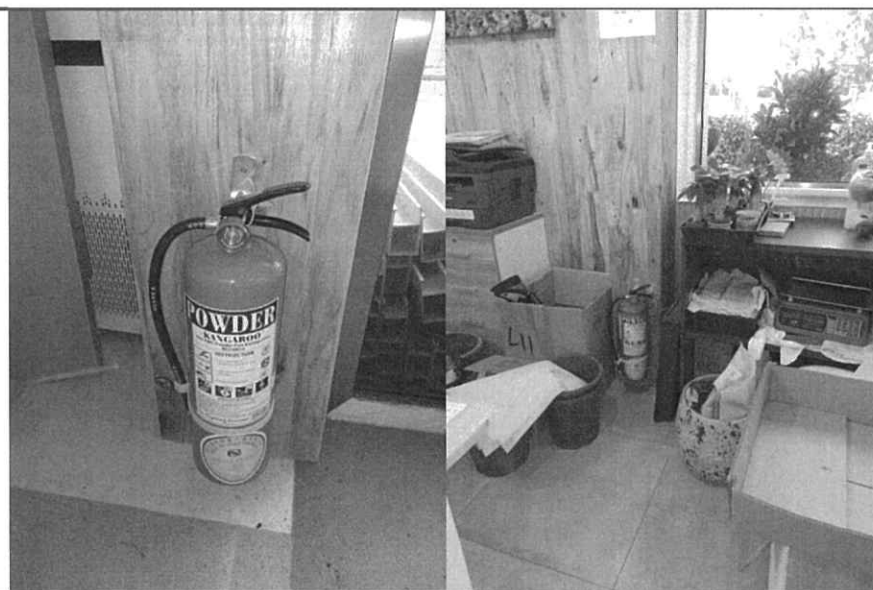
12. 此申請可視作前申請(A/YL-NTM/369)的延續，申請地點面積、範圍、地形、發展用途、申請人及使用者均與前申請一致。申請範圍內亦如前申請一樣。申請人會沿用前申請的消防裝置建議，以履行是次申請的消防裝置建議計劃。
13. 申請人會在四個作商店用途的上蓋物 S1、S2、S3 及 S4 號內，各安裝一支 4 公斤乾粉滅火筒。共安裝四支 4 公斤乾粉滅火筒。申請地點已於 8/2/2021 進行了消防年檢。(可參閱附頁：消防年檢證書)

安裝滅火筒實況照片

位置 1



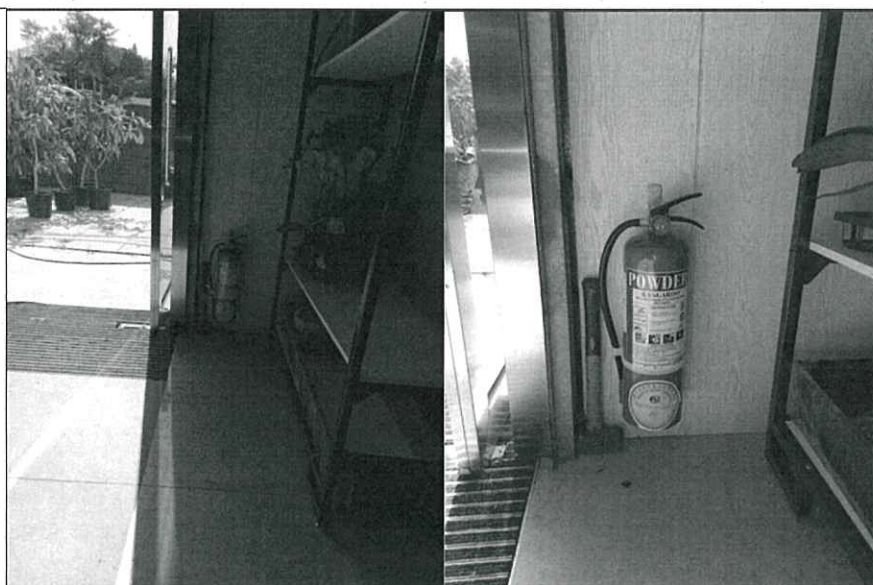
位置 2



位置 3



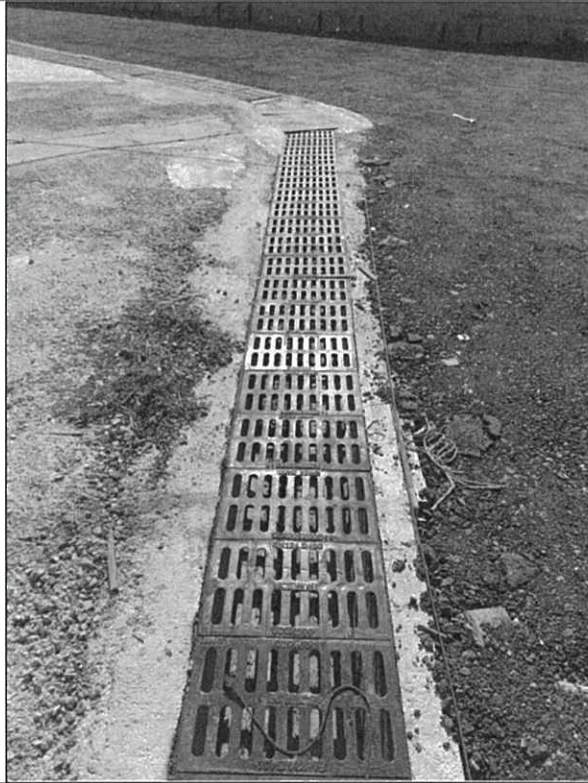
位置 4



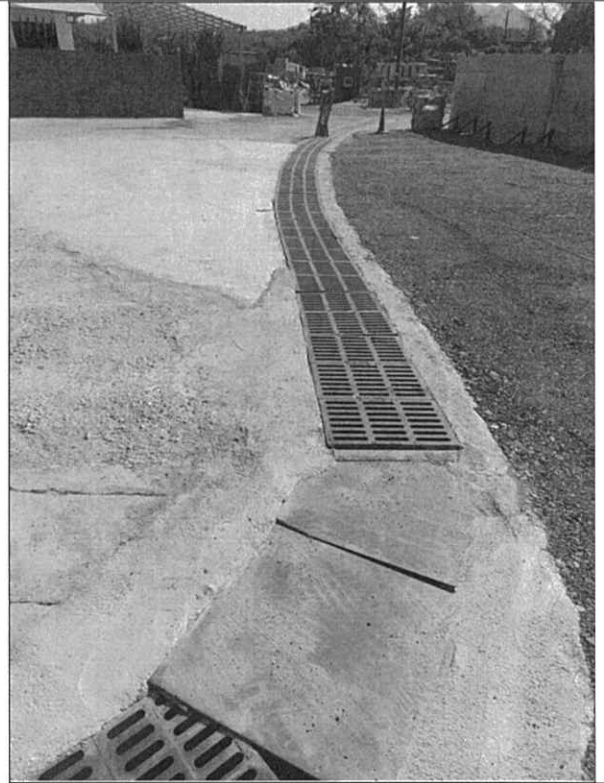
14. 前申請(A/YL-NTM/369)的(h)項修正排水建議獲有關方面接納，距今不足半年。雖然有關部門未有驗收，然而排水建議已完成，排水系統至今仍然沿用。倘此申請獲通過，申請人會切實執行相關於排水建議附帶條件工程。直至有關方面接納。(可參閱附頁：渠道實況照片及(h)項提交排水建議計劃書)

渠道實況照片

1



2



3



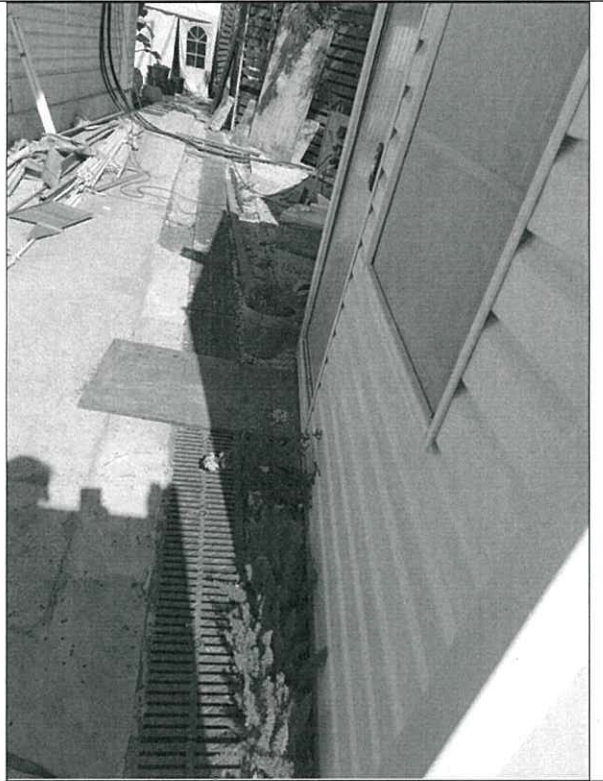
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5



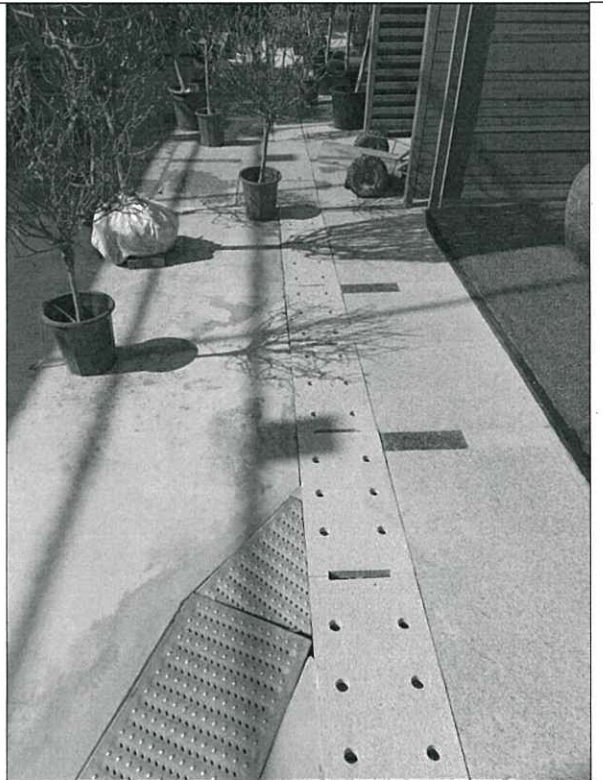
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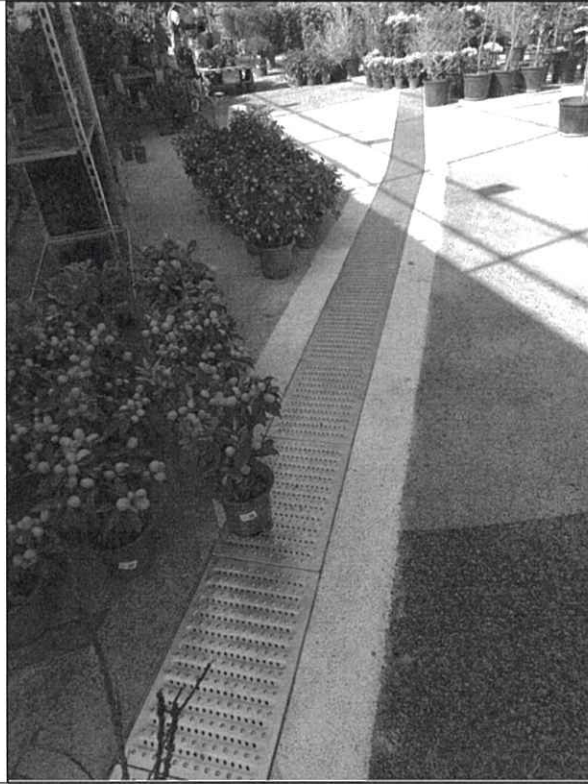
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8



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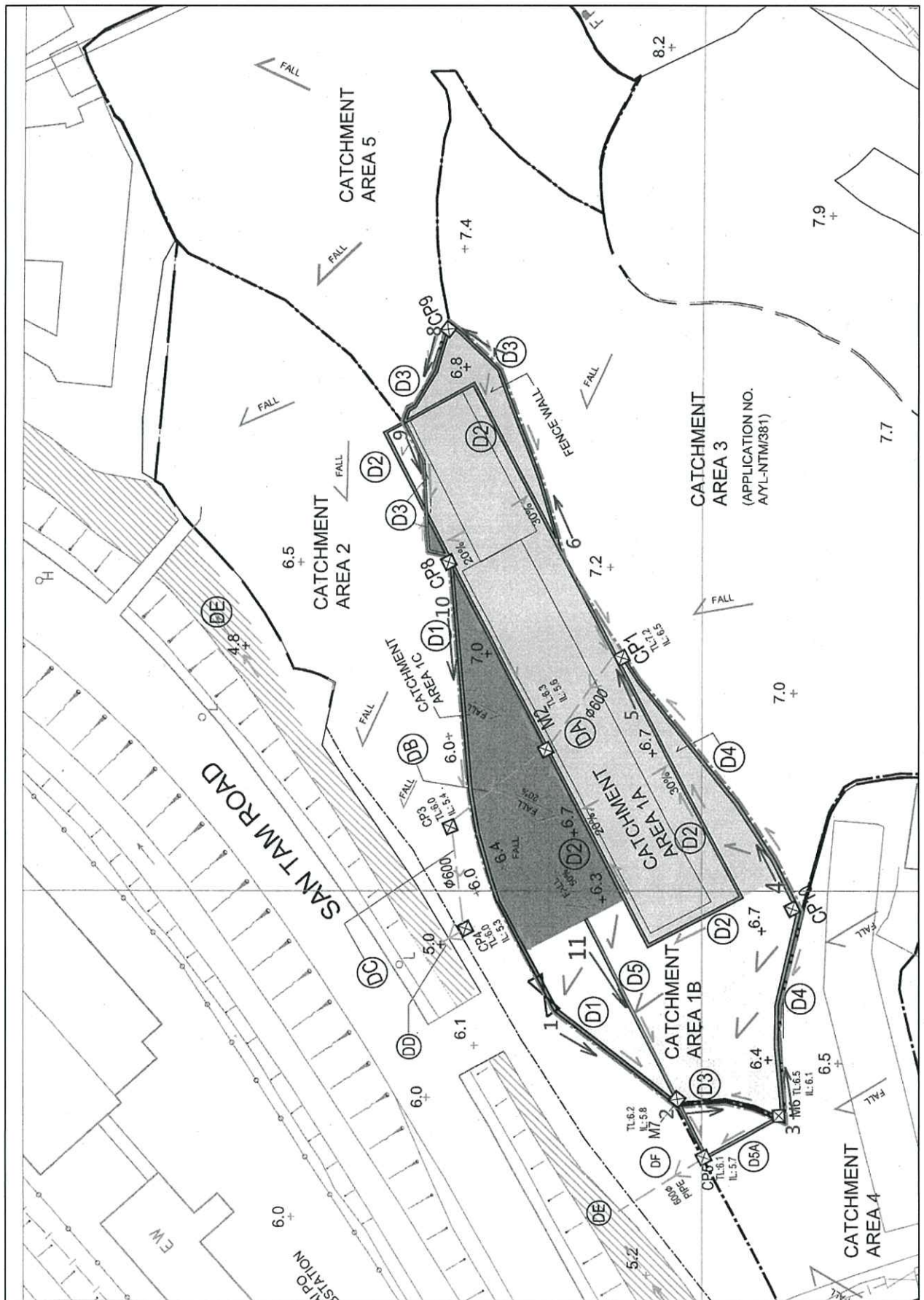


10



11





15. 此申請的申請人、申請地點、申請範圍、申請用途及申請佈局均與前申請(A/YL-NTM/369)大致相同。是次申請可視作前申請(A/YL-NTM/369)的延續，相信規劃署及地區人士對前申請的意見，亦可供此申請參考。前申請(A/YL-NTM/369)於 6/7/2018 進行鄉郊及新市鎮規劃小組委員會會議表決，規劃署認為申請的臨時用途可予容忍三年。當日需商榷的事情不多，相信規劃署及地區人士對前申請的意見，亦可供此申請參考。會議中規劃署的意見撮錄如下：

前申請(A/YL-NTM/369)在會議前，於公開展示期間，曾接獲新田鄉事委員會、附近的村代表及附近的村民提交意見表示支持，前申請(A/YL-NTM/369)發展能善用土地，發展用途可服務附近居民，標題發展不會對環境構成影響。

規劃署的意見指出，經過考慮及評估，認為可批出臨時性質的許可。雖然發展與「住宅(丙類)」("R (C)")地帶的規劃署意向不同，不過用地未有發展時間表，批出臨時申請(A/YL-NTM/369)的規劃許可不會影響長遠住宅發展的意向。另外，申請地點附近環境主要用作露天貯物、變電站、農地及有一些零散的村屋，申請用途與環境並非不相協調，亦可服務附近居民及社區。

其他部門對這宗申請沒有反對或負面意見。有關發展不會對附近地方環境構成不良影響。部門所關注的問題亦可透過施加附帶條件得以解決。

16. 基於以上原因，前申請(A/YL-NTM/369)在有附帶條件下，獲城規會批准。是次申請，申請人及申請發展用途與前申請(A/YL-NTM/369)一致，申請範圍及佈局大致相同。前申請已履行了大部份附帶條件要求；相信規劃署及地區人士對前申請的意見，亦適用於此申請之上。
17. 申請地點發展作擬議臨時商店及服務行業（園藝材料及建築材料銷售）用途。商店由附近居民經營，服務附近居民及社區。主要售賣、室內裝修物料，包括瓷磚及潔具園藝用品等，供附近的裝修工人選購。
18. 申請發展屬臨時性質，有關發展不會有任何損害環境設施。不會安裝霓虹燈光管招牌。不會有晚間照明裝置，不會產生光害滋擾。不會使用擴音器、不會設置音響或播放音樂；申請地點發展作擬議臨時商店及服務行業（建築材料銷售）用途，沒有喧嘩活動，不會有聲浪過大的噪音問題。
19. 申請地點營運時間為星期一至星期六，每日上午十時至下午七時，星期日和公眾假期休息。夜間不會有商業活動，不會產生噪音。

20. 申請人會採取環境保護署發出的《處理臨時用途及露天貯存用地的環境問題作業指引》所載的緩解環境影響措施，以盡量紓減申請發展對環境可能造成的滋擾。
21. 申請地點的工作人員約 2-3 人，不會有人在申請地點留宿。除了送貨及補給物資，並無其他運輸工作。一如以往，申請地點設有兩個訪客泊車位（7 米 X 3.5 米），供訪客使用。按現時情況，每小時不會有超過兩輛的訪客車輛，兩個訪客泊車位已足夠應付。申請地點設有兩個輕型客貨車（貨 VAN）上落貨車位（7 米 X 3.5 米），供員工泊車及上落貨使用。擬議申請會使用兩輛輕型客貨車（貨 VAN）送貨及補給物資。申請地點的員工出入也會駕駛或乘坐輕型客貨車（貨 VAN），同樣兩個輕型客貨車（貨 VAN）上落貨車位已足夠應付。除了上述車輛外，不會有重型車輛出入申請地點，或使用申請地點內設的泊車位。員工車輛與訪客車輛數量有限，不足以對交通構成影響。
22. 平均而言，輕型客貨車（貨 VAN）每天會送貨兩次，上下午各一次。而貨車補給物資，一個月會有一至兩次，所有運輸工作，都會在申請地點開放時間內進行。申請地點車流微不足道。新潭路並非繁忙路段，加上申請地點可以完全控制貨物交收時間，避過可能出現的繁忙時間，一個月一至兩次的補給物資，不會對周邊地區的交通構成顯著影響。申請人就上述申請，提交申請地點的交通流量預算，詳細如下：

申請地點的車輛流量預算			每小時車輛 出入次數
	星期一至六		
	輕型客貨車		
	入	出	
09:00 - 10:00	2	0	2
10:00 - 11:00	0	2	2
11:00 - 12:00	1	0	1
12:00 - 13:00	2	3	5
13:00 - 14:00	0	0	0
14:00 - 15:00	2	1	3
15:00 - 16:00	2	2	4
16:00 - 17:00	2	2	4
17:00 - 18:00	1	1	2
18:00 - 19:00	0	1	1
假設當天附近地區沒有交通事故，進出場地車輛數量正常。 每小時車輛出入駕次最多約五輛。			

23. 由於進出申請地點的車輛很少，數目亦極為穩定，故此車輛流量都可在預計之內。申請地點車次流量很低，對附近交通不會構成壓力。申請地點會設有直徑 12 米的迴旋空間供車輛使用，足夠的車輛迴旋空間讓駕駛者可安全操縱車輛，情況一直令人滿意。申請人會嚴格規定，不許出現車輛在申請地點外輪候的情況，或以倒車方式進入場地。
24. 申請地點位於元朗新田新潭路沿線，有行車通道連接新潭路，可經由新潭路接通元朗道路網。申請地點出入口（閘門）設於場地西北邊，闊度約 8 米，位置寬敞明確，於前申請(A/YL-NTM/369)取得許可期間，已落實了車輛出入口通道建議、行可供如消防車之類的緊急車輛進入。
25. 行車通道為一小段私人地段土地，即申請地點與新潭路之間的距離。行車通道闊度約 10 米，長度約 12 米，車道平坦沒有彎位，可供駕駛者安全使用。行車通道涉及地段屬私人物業，申請人明白現有行車通道並非由運輸署管理。申請人會負責管理，包括負擔維修及補養的責任。
26. 擬議發展以靜態形式存在，從事工作整齊，不會有任何損害環境設施。擬議發展地點基本設施齊備（水電供應），無須進行任何斬樹、填池、鑽土及隔斷水源等損害環境的開闢工作。發展項目不含有害廢料或污染物，對生態及環境不會帶來任何影響。
27. 除了申請標題的發展外，不會有其他用途。倘申請獲通過，申請人會依足規定，向地政處就申請地點內的上蓋物，提出短期豁免書（STW）申請。包括繳付地價或費用。
28. 擬議發展能善用鄉郊土地，發展性質、形式及佈局與周邊環境協調，不會影響附近環境風貌。發展符合規劃大綱的要求，不會對環境構成任何負面影響。
29. 於提交申請前，申請人已廣泛向地區人士徵詢意見，區內人士對擬議發展並無反對意見。城規會可在規劃許可加入適當的附帶條件和指引性質條款，盡量減少擬議發展對環境可能造成的影響。

規 劃 署

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中染大廈 22 樓 2202 室



By Post
Planning Department

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

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-NTM/369
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074

1 December 2020

Yuen Long, New Territories
(Attn.: Mr. KWOK Chi Man)

Dear Sir,

**Compliance with Approval Condition (e) -
Provision of Boundary Fencing**

**Proposed Temporary Shop and Services (Sales of Building Materials)
for a Period of 3 Years in "Residential (Group C)" Zone,
Lots 1400 and 1401 in D.D. 105, Ngau Tam Mei, Yuen Long**

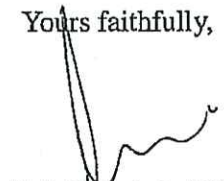
(Planning Application No. A/YL-NTM/369)

I refer to your submission dated 23.12.2020 regarding submission of a set of photographic record in an attempt to comply with condition (e) in relation to the provision of boundary fencing on the site. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries, please contact Ms. Cherry YUEN (Tel: 3168 4043) of this office.

Yours faithfully,


(Ms. Winnie LAU)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

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新界沙田上禾輦路1號
沙田政府合署12樓



Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
12/F, Sha Tin Government Offices,
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郵寄

新界

郭志文先生

郭先生:

履行規劃許可附帶條件(f)項
(規劃申請編號: A/YL-NTM/369)

本處於2018年9月12日收到你提交的資料以履行上述規劃許可附帶條件。

就你提交的資料，本處已諮詢有關部門，有關意見如下：

☒ 接受。

☐ 接受。由於上述附帶條件要求提交及落實建議，因此，你未有完全履行有關附帶條件。請你加快落實已批准的建議以完全履行有關附帶條件。

☐ 不接受。因此，上述附帶條件未能被視作已履行

如你對部門意見有疑問，請直接聯絡路政署嚴德耀先生(電話：2762 4972)。

規劃署粉嶺、上水及元朗東規劃專員

(錢敏儀女士)



2018年9月28日

副本送呈

路政署總工程師／新界西 (經辦人：嚴德耀先生)
總城市規劃師／城市規劃委員會(2)



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電話號碼 Tel. No.: 3168 4072
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1 December 2020

Yuen Long, New Territories
(Attn.: Mr. KWOK Chi Man)

Dear Sir,

**Compliance with Approval Condition (g) -
Provision of a Run-in/out**

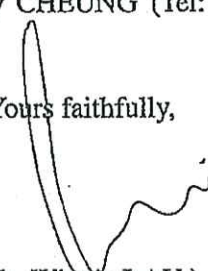
**Proposed Temporary Shop and Services (Sales of Building Materials)
for a Period of 3 Years in "Residential (Group C)" Zone,
Lots 1400 and 1401 in D.D. 105, Ngau Tam Mei, Yuen Long**
(Planning Application No. A/YL-NTM/369)

I refer to your submission dated 23.11.2020 regarding submission of a set of photographic record in an attempt to comply with condition (g) in relation to the provision of a run-in/out. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries, please contact Ms. Patsy CHEUNG (Tel: 2762 4185) of Highways Department direct.

Yours faithfully,


(Ms. Winnie LAU)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

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15 December 2020

Yuen Long, New Territories
(Attn.: Mr. KWOK Chi Man)

Dear Sir,

**Compliance with Approval Conditions (h) and (i)
Submission and Implementation of Drainage Proposal
Proposed Temporary Shop and Services (Sales of Building Materials)
for a Period of 3 Years in "Residential (Group C)" Zone,
Lots 1400 and 1401 in D.D. 105, Ngau Tam Mei, Yuen Long**
(Planning Application No. A/YL-NTM/369)

I refer to your submission and subsequent emails dated 17.11.2020, 23.11.2020, 26.11.2020 and 27.11.2020 regarding the submission and implementation of drainage proposal in an attempt to comply with conditions (h) and (i) of the subject planning application.

The Chief Engineer/Mainland North, Drainage Services Department (CE/MN of DSD) has been consulted on the submission and has the following comments from drainage operation and maintenance point of view:

Approval Condition (h) – The submission of the drainage proposal is considered acceptable. As such, the condition (h) **has been complied with.**

Approval Condition (i) – The implementation of the drainage proposal **has not been complied with.**

Should you have any queries, please contact Mr. MA Lai Kun (Tel: 2300 1693) of DSD directly.

Yours faithfully,

(Ms. Winnie LAU)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

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電話號碼 Tel. No.: 2158 6271
傳真機號碼 Fax No.: 3105 0057

5 March 2019

Yuen Long, New Territories
(Attn.: Mr. KWOK Chi Man)

Dear Sir,

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

Proposed Temporary Shop and Services (Sales of Building Materials)
for a Period of 3 Years in "Residential (Group C)" Zone,
Lots 1400 and 1401 in D.D. 105, Ngau Tam Mei, Yuen Long
(Planning Application No. A/YL-NTM/369)

I refer to your submission dated 1.2.2019 regarding the submission of a fire service installations proposal in an attempt to comply with the condition (j). Your submission is considered:

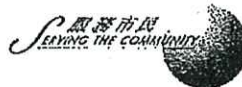
- ☒ Acceptable. The captioned condition has been complied with. Please find the detail comments of Director of Fire Services (D of FS) at **Appendix**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the comments, please contact Mr. CHOW Yin-hei (Tel: 2733 7737) direct.

Yours faithfully,

C.K. YIP
(C.K. YIP)

District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department



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電話號碼 Tel. No.: 2158 6271
傳真機號碼 Fax No.: 3105 0057

6 May 2019

Yuen Long, New Territories
(Attn.: Mr. KWOK Chi Man)

Dear Sir,

**Compliance with Approval Condition (k) -
Implementation of Fire Service Installations Proposal**

**Proposed Temporary Shop and Services (Sales of Building Materials)
for a Period of 3 Years in "Residential (Group C)" Zone,
Lots 1400 and 1401 in D.D. 105, Ngau Tam Mei, Yuen Long
(Planning Application No. A/YL-NTM/369)**

I refer to your submission dated 26.3.2019 regarding the submission of a set of photographic record and a certificate in an attempt to comply with the condition (k). Your submission is considered:

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

Should you have any queries on the comments, please contact Mr. CHOW Yin-hei (Tel: 2733 7737) direct.

Yours faithfully,

C.K. YIP
(C.K. YIP)

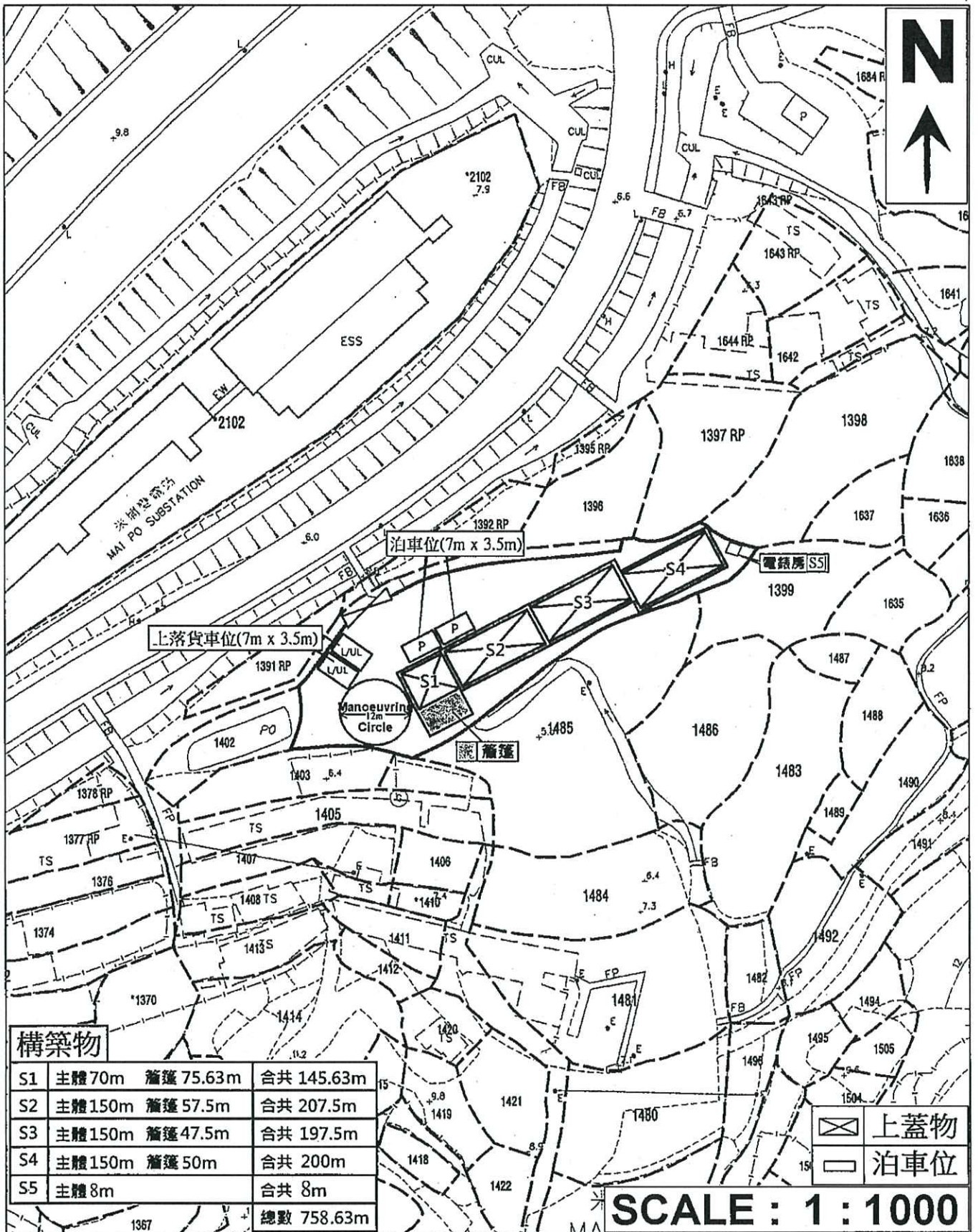
District Planning Officer/
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Planning Department



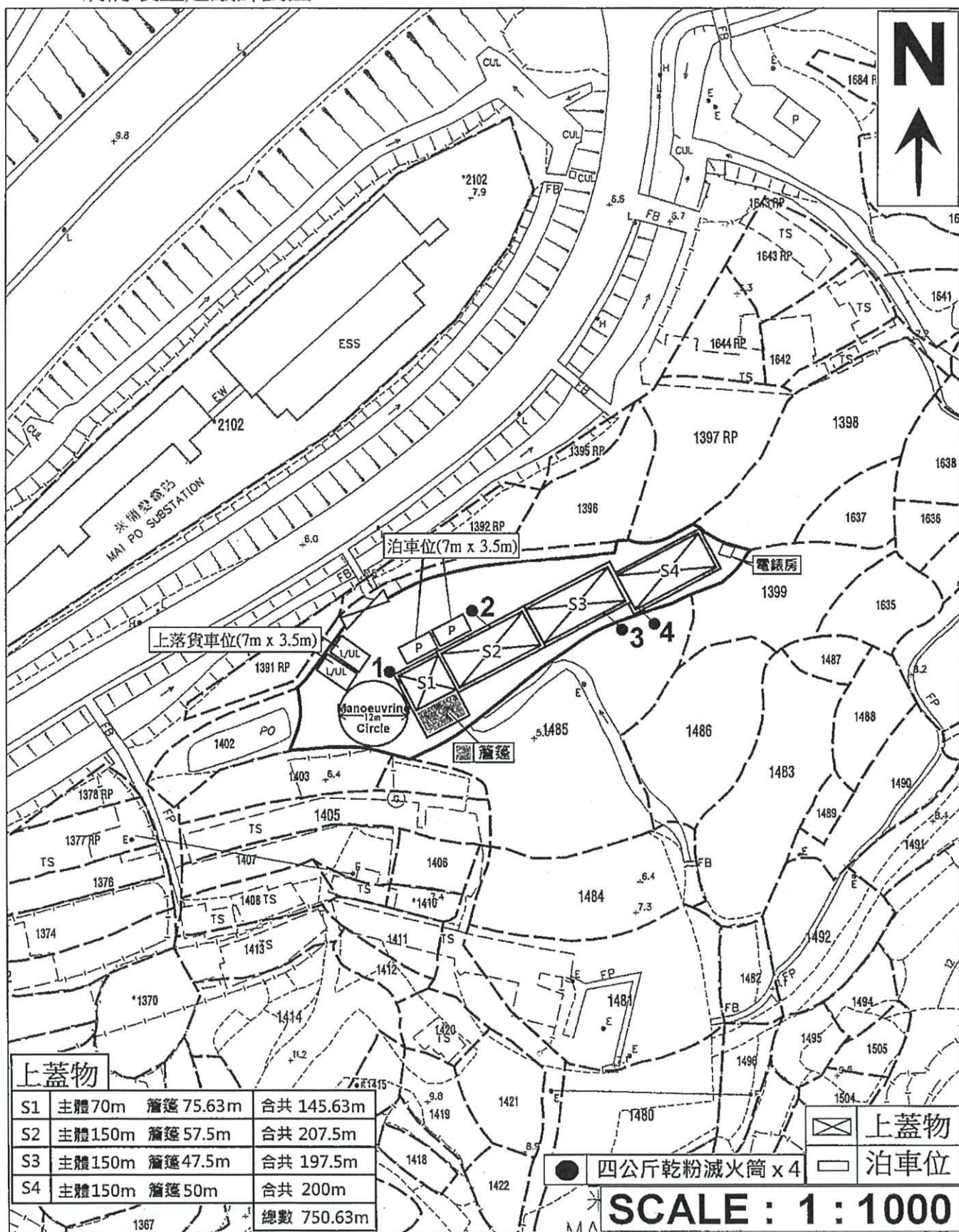
場地大綱圖



場地設計圖



消防裝置建議計劃圖



DRAINAGE IMPACT ASSESSMENT AND PROPOSAL

**PROPOSED TEMPORARY SHOP AND SERVICES
(SALES OF BUILDING MATERIALS)
FOR A PERIOD OF 3 YEARS
AT LOTS 1400 AND 1401 IN D.D. 105
NGAU TAM MEI, YUEN LONG, NT**

APT Architects Limited

November 2020

TPB Ref: A/YL-NTM/369
PROPOSED TEMPORARY SHOP AND SERVICES
(SALES OF BUILDING MATERIALS) FOR A PERIOD OF 3 YEARS
LOTS 1400 AND 1401 IN D.D. 105 NGAU TAM MEI, YUEN LONG, NT

CONTENTS

DRAINAGE IMPACT ASSESSMENT

- 1.0 Introduction
- 2.0 The Drainage Proposal
- 3.0 Photo of Site Condition
- 4.0 Maintenance of the Proposed Stormwater Drainage Systems
- 5.0 Conclusion

APPENDIX

- Drawing No. D-02(B)
- Typical Catchpit Detail C2405i
Typical Sand Trap Detail DS 1025B

TPB Ref: A/YL-NTM/369
PROPOSED TEMPORARY SHOP AND SERVICES
(SALES OF BUILDING MATERIALS) FOR A PERIOD OF 3 YEARS
LOTS 1400 AND 1401 IN D.D. 105 NGAU TAM MEI, YUEN LONG, NT

1.0 INTRODUCTION

1.1 This site is located at Lot 1400 and 1401 in D.D 105, MAI PO, Yuen Long.

The site is accessed from San Tam Road. The **Site Area** is about **1780 m²**.

The enclosed **Drawing no. D-02** is a **Drainage Proposal** for the application site which also shows the condition of its surrounding areas.

1.2 The proposed use of the site is **Temporary Shop and Services (Sales of Building Materials) for a Period of 3 Years**.

2.0 THE DRAINAGE PROPOSAL

2.1 Comments of Last Submission, and Response to Comments

Submission Date	Details	Remarks
Jan 2019 (first submission)	DIA (24/01/2019) Calculations (App A) Plan D-01	PD/DSD no objection
Aug 2020 (second submission)	DIA Report 160N2 Calculations (App A) Plan D-02	DSD comments mainly: - drainage channel to be within site boundary - channel best be at site boundary so that water is contained within site
Oct 2020 (3rd submission)	DIA Report 160N2A Calculations (App A) Plan D-02revA	DSD comments addressed in this submission per below
Nov 2020 (proposal + report of completion)	DIA Report 160N2 revB Plan D-02revB	Response to Comments: a. whole site to be provided with minimum 300mm U channel b. /c. catchpits at corners are provided and shown on plan d. invert levels of CP5 shown e. photos of discharge points (CP4,CP5) enclosed f. information of village channel with photo enclosed

TPB Ref: A/YL-NTM/369
PROPOSED TEMPORARY SHOP AND SERVICES
(SALES OF BUILDING MATERIALS) FOR A PERIOD OF 3 YEARS
LOTS 1400 AND 1401 IN D.D. 105 NGAU TAM MEI, YUEN LONG, NT

2.2 The Site and Catchment Areas (refer to Drainage Plan D-02 revB)

Main access of the Site is from San Tam Road. The Site is paved with concrete and formed with ground level slightly higher than the peripheral lands. The Site is physically connected with its adjacent areas surrounding the Site, being used by the Applicant, and is identified as follows:

Catchment Area 1A, 1B and 1C - the **Application Site**

(note: all within site boundary)

Catchment Area 2 - area being used by the same Applicant, an extended outdoor area of the Shop of Application Site

Catchment Area 3 - an area with Application no. A/YL-NTM/381 of the same Applicant

Catchment Area 4 - area being used by the same Applicant

Public Drainage Network for the area:

An existing village dredged trapezoidal open channel **DE** along San Tam Road of varying size approximately 2500mm/3000mm - 4000mm/5000mm width x 3500mm-4000mm depth to handle drainage of peripheral village areas of the south side, connecting at the north-east side to a public nullah system at junction of San Tam Road / Castle Peak Road.

2.3 Drainage Proposal for the Application Site and Surrounds

- a. **Catchment Area 1A**, area = 833 m² (about)
(with a temporary structure - a Shop, of the Site)

- **D2** channel in 300mmW x 250mmD (cover 300mm width), partly outside site boundary, mainly collect runoff from Catchment Area 1A (discharge from the Shop), and discharge to catchpits CP1 and CP2 respectively, and collected by underground concrete pipe segments DA, DB, DC and DD, all of 600mm diameter via CP3 and sandtrap CP4 to village channel DE;

(note: part of DB, DC, DD, CP3, CP4 are outside Site Boundary)

- **D3** a 300mm surface channel, will be along eastern edge of Application Site (refer D-02 revB) to contain rainwater within the Site and minor runoff is collected into D2

2.3 Drainage Proposal for the Application Site and Surrounds (cont'd)

- b. **Catchment Area 1C**, area = 322 m² (about)
(northern portion of Site, supporting area of Shop)
- site fall towards south / south-west, runoff is mainly collected by **channel D2** (250W x 300D)
 - boundary **channel D1** (350Wx400D) is installed to contain rain water within site, and collect minor runoff from Catchment Area 1C of Site, and from Catchment Area 2
- c. **Catchment Area 1B**, area = 464 m² (about)
(western portion of Site, forming the Site Entrance, parking area)
- site has fall towards north / north-west, runoff mainly handled by proposed **channel D1** (350W x 400D) , **D5** (350W x 400D, partly outside site) and **D5A** (350W x 400D, outside site boundary) at western end of Site, and all will be collected by CP6, CP7 and discharge through sandtrap CP5 to village nullah DE via 600mm pipe DF;
 - D3 and D4 is a 300mmW channel collect minor runoff from Cathment Area 1B , and to contain water within the Application Site; capacity of D4 can handle minor runoff from Catchment Area 4 (site being used by the Applicant as at this Report)
- d. **Village Channel DE** is of size varying from 2500mm-4000mm width, depth of 3500mm-4000mm, and runoff of Site has minimal impact to the full capacity of such channel.

The Site has made no change to all neighboring drainage network and flow pattern.

2.4 Runoff from other Catchment Areas

Catchment Area 2 (largely used by the Applicant, not forming part of Application site)
- runoff mainly fall towards village channel DE, minor runoff will be handled by D1 and D2, therefore will not be affected by the Application Site

Catchment Area 3 (Site being used by the Applicant, with Town Planning Application no. A/YL-NTM/381)
- independent drainage system to handle runoff, and runoff will discharge to DE via existing segments DA, DB, DC and DD (all constructed by the Applicant).
- extra runoff will be collected to D3 / D4 and be handled by DA, DB, DC and DD, discharge to DE.

TPB Ref: A/YL-NTM/369
PROPOSED TEMPORARY SHOP AND SERVICES
(SALES OF BUILDING MATERIALS) FOR A PERIOD OF 3 YEARS
LOTS 1400 AND 1401 IN D.D. 105 NGAU TAM MEI, YUEN LONG, NT

2.4 Runoff from other Catchment Areas (cont'd)

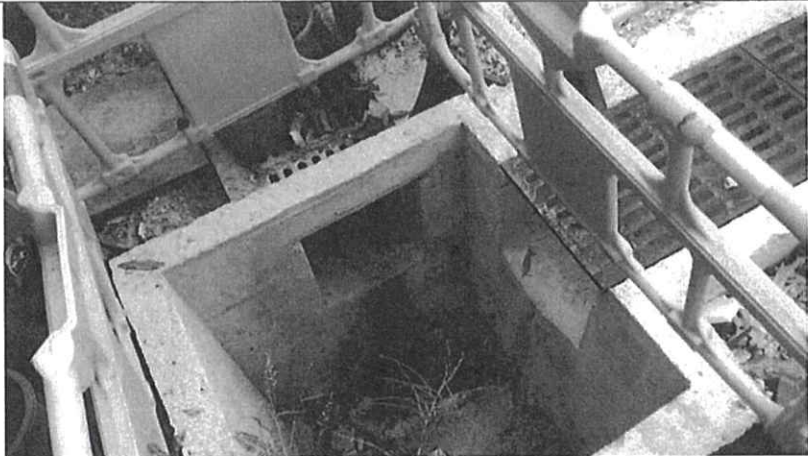


Catchment Area 4 (Site being used by Applicant)

- runoff mainly towards north, and future independent drainage system will be discharged to DE.
- currently, only minimal runoff will be discharged to Drain D1B.

Catchment Area 5 (site not used by Applicant)

- runoff mainly fall towards north to DE, and site drainage will not be affected the Application Site.

3.0 Photo of Site Condition

<p>NEW SANDTRAP CP5 to discharge to DE via 600mm drain DF</p>		
<p>CONDITION OF village channel DE</p> <p>size varying from 2500mm-4000mm width at different segments facing the SITE,</p> <p>and</p> <p>depth of 3500mm- 4000mm</p>		

TPB Ref: A/YL-NTM/369
PROPOSED TEMPORARY SHOP AND SERVICES
(SALES OF BUILDING MATERIALS) FOR A PERIOD OF 3 YEARS
LOTS 1400 AND 1401 IN D.D. 105 NGAU TAM MEI, YUEN LONG, NT

drain DD (600X600)
DISCHARGE TO
village channel DE



**drain DF (600
diameter)**
DISCHARGE TO
village channel DE



TPB Ref: A/YL-NTM/369
PROPOSED TEMPORARY SHOP AND SERVICES
(SALES OF BUILDING MATERIALS) FOR A PERIOD OF 3 YEARS
LOTS 1400 AND 1401 IN D.D. 105 NGAU TAM MEI, YUEN LONG, NT

4.0 MAINTENANCE OF THE PROPOSED STORMWATER DRAINAGE SYSTEMS

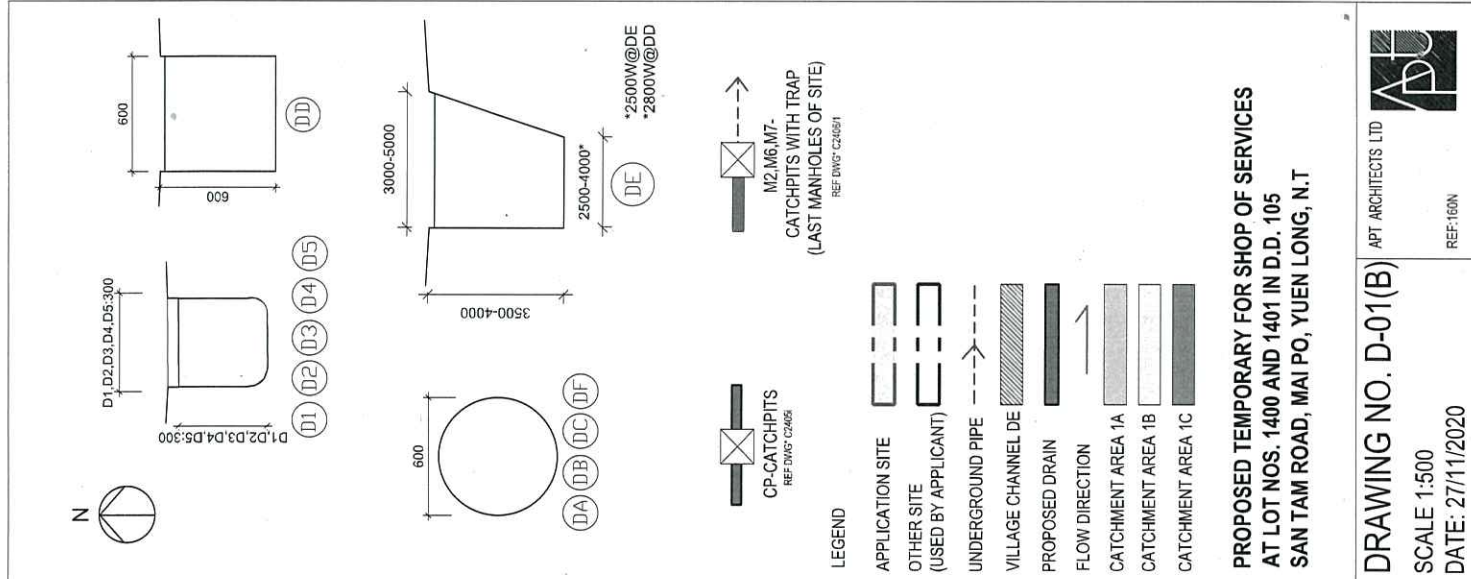
- 3.1 The applicant of the Application Site will undertake the maintenance works for the proposed drainage system at his own costs.
- 3.2 Inspection, cleaning and desilting will be carried out regularly and before/after the rainy season each year to ensure the drainage facilities function efficiently. Since the system is designed to operate under gravity, the maintenance will be straightforward.

5.0 CONCLUSION

- 4.1 This drainage impact assessment is primarily based on site condition and peripheral existing drainage system near to the site. The stormwater drainage system is in a simple manner without jeopardizing the neighboring drainage system and environment. The development will not obstruct overland flow nor adversely affect existing village drains of the adjacent areas.

All assumptions made were on the conservative side of uniform flow in size and gradient.

- 4.2 As the site is of small size and the paved condition and possible future structure of the site will not adversely increase the runoff of site, which will be handled adequately by the proposed formed 450x450mm and 300x250mm channel along the site and proposed circular channel discharging to the existing channel DE.
- 4.3 Boundary of site is protected by Curb, therefore isolated from the adjacent sites (Catchment Areas 2, 3 and 5. Whereas Areas 2 and 3 area currently used by the Applicant.
- 4.4 From this assessment, it can be concluded that the proposed drainage for the Application Site will have no adverse impacts to the site and surrounding areas, especially the existing channel DE is in close proximity from the Site.



PROPOSED TEMPORARY FOR SHOP OF SERVICES
AT LOT NOS. 1400 AND 1401 IN D.D. 105
SAN TAM ROAD, MAI PO, YUEN LONG, N.T.

DRAWING NO. D-01(B)

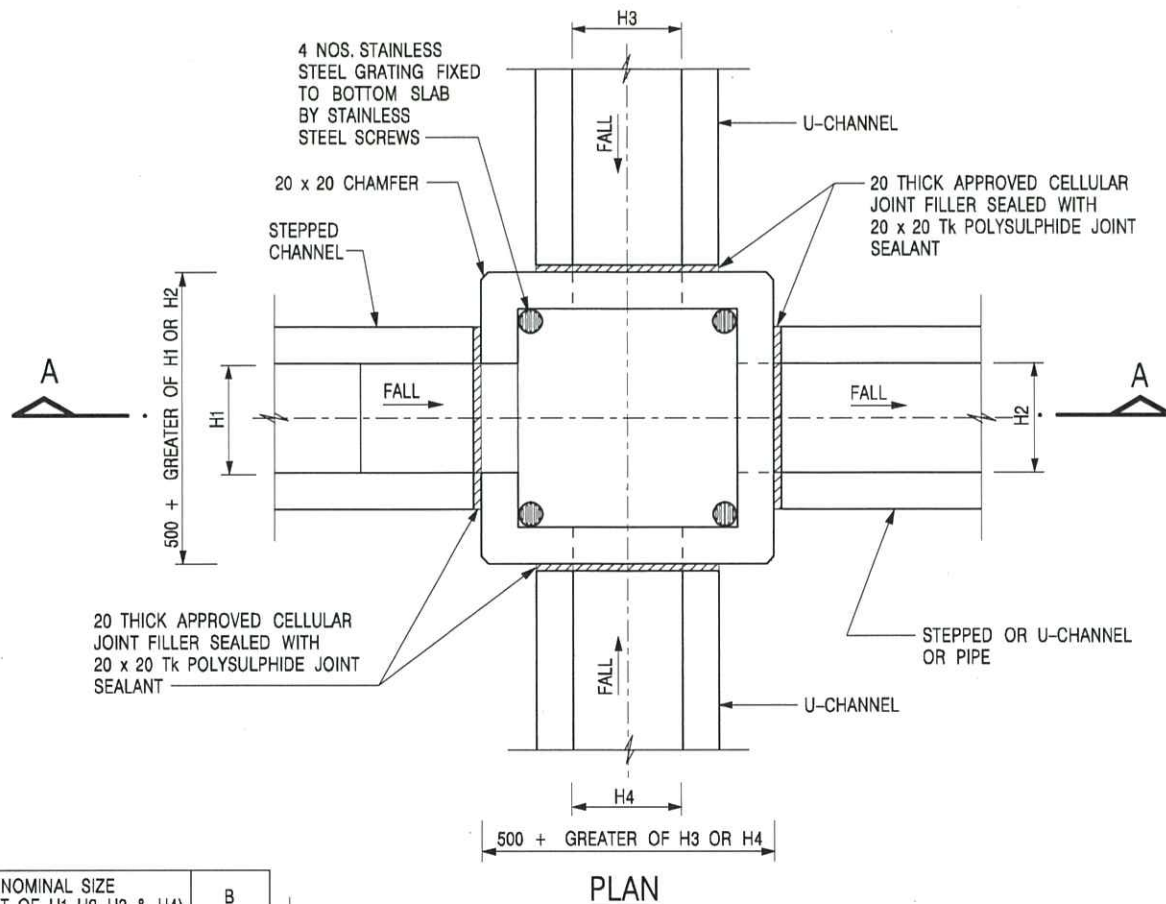
SCALE 1:500

DATE: 27/11/2020



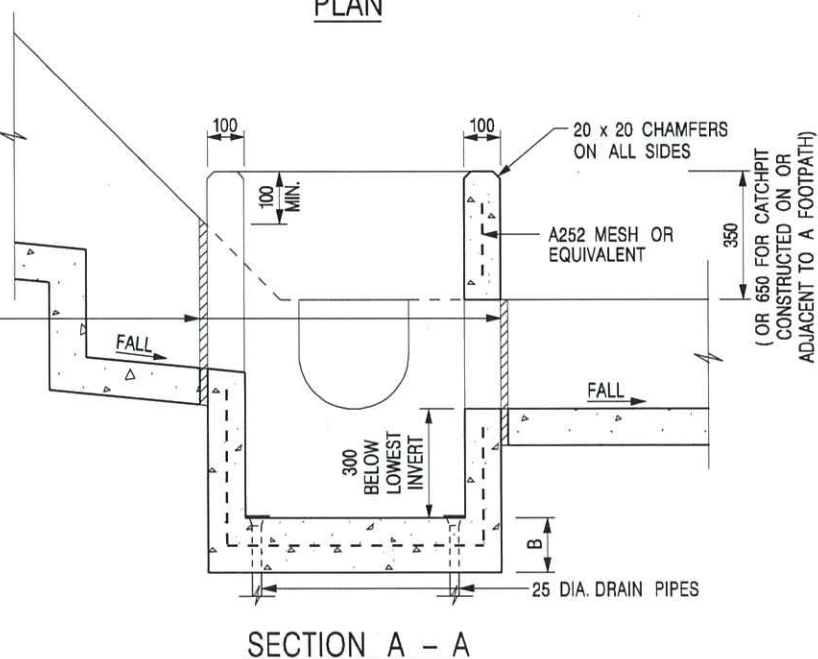
APT ARCHITECTS LTD

REF:160N



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

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



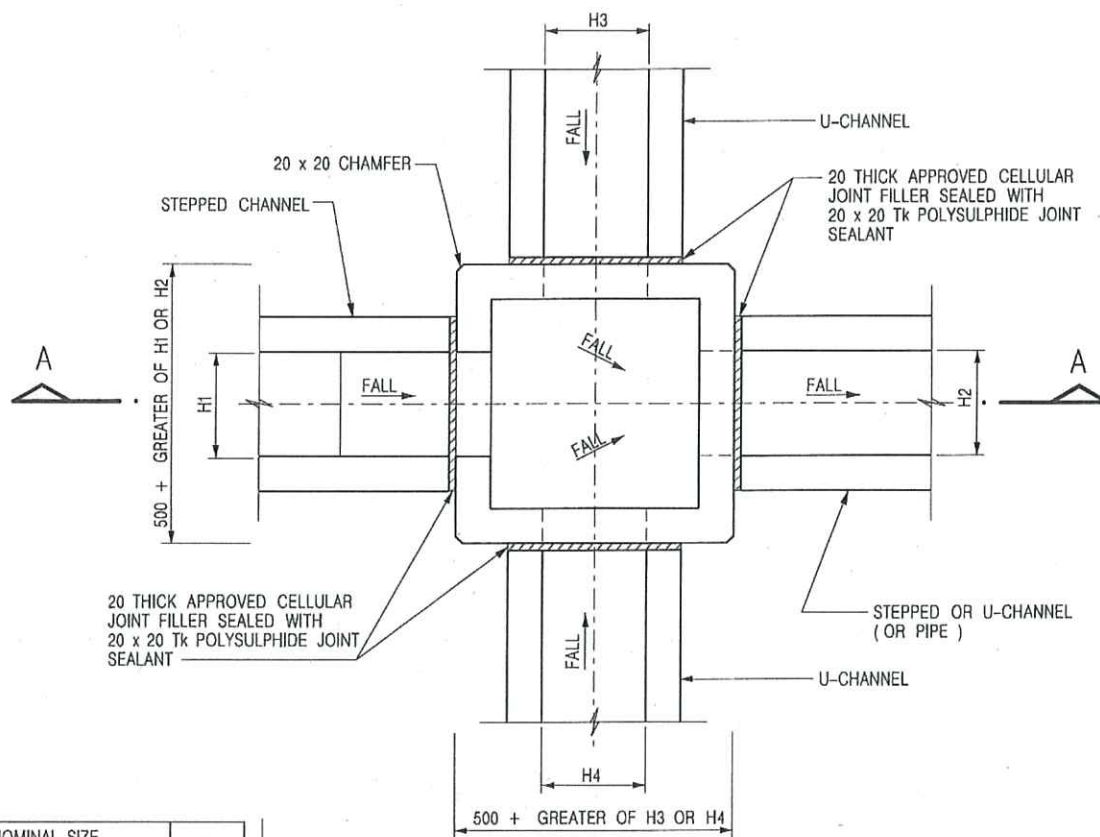
NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

卓越工程 建設香港

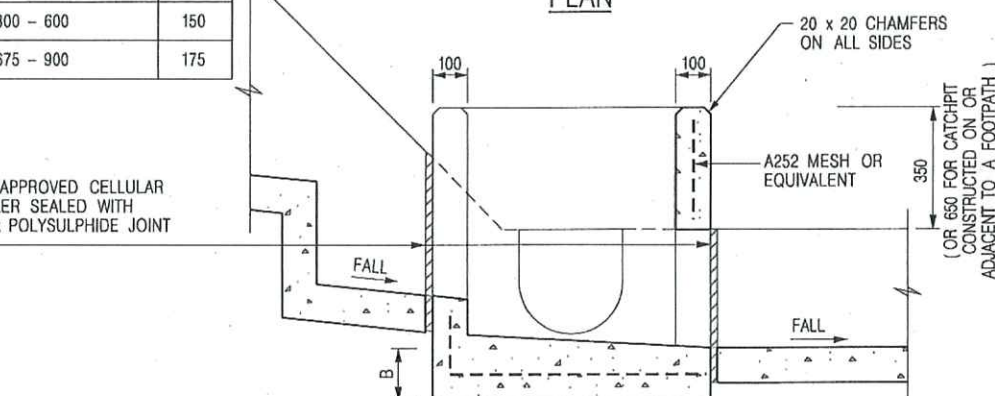
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE 1 : 20		DRAWING NO. C2406 /1	
DATE JAN 1991			
We Engineer Hong Kong's Development			



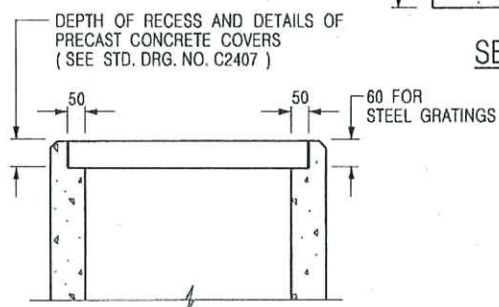
NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

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

PLAN



SECTION A - A



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

I	DETAILS OF STEEL GRATINGS AMENDED. SHEET 5 ADDED.	Original Signed	03.2009
H	DIMENSIONS OF CATCHPIT AMENDED. NOTES ADDED. SHEETS 2 TO 4 ADDED.	Original Signed	10.2008
G	"FALL" ON BOTTOM OF CATCHPIT ADDED.	Original Signed	05.2008
F	DIMENSION B ADDED.	Original Signed	08.2007
E	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
D	GENERAL REVISION.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

STANDARD CATCHPIT DETAILS



CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

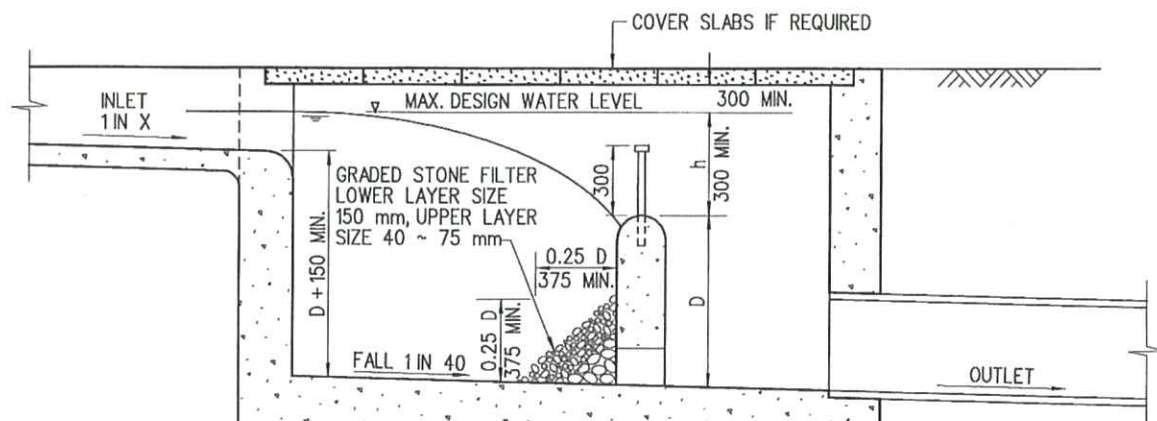
SCALE 1 : 20

DATE JAN 1991

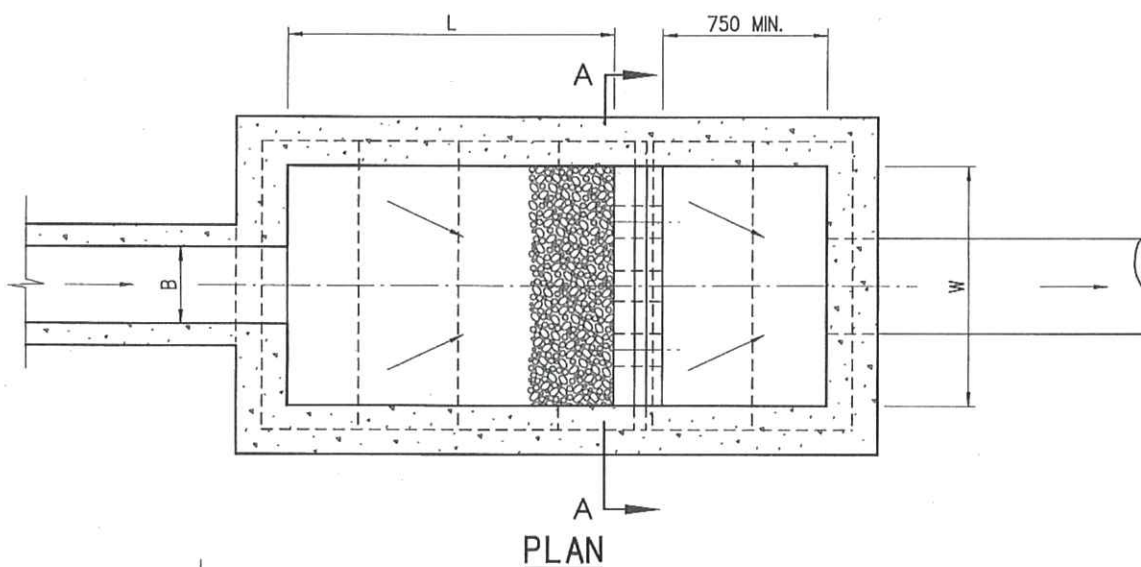
DRAWING NO.

C24051

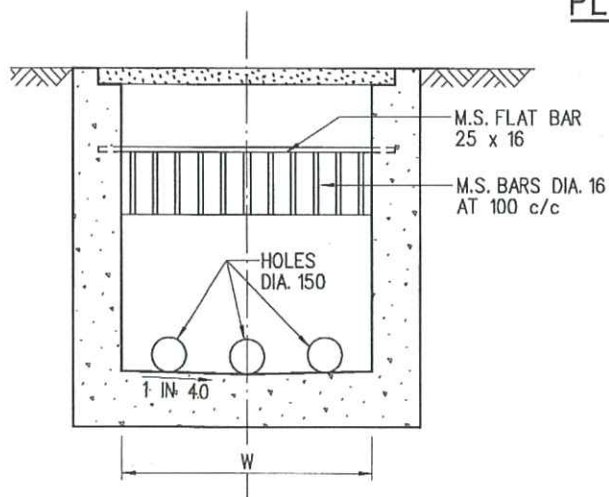
SHEET 1 OF 5



LONGITUDINAL SECTION



PLAN



SECTION A-A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. NORMALLY FOR DRAINS OF 900 mm DIA. AND BELOW. FOR BIGGER DRAINS AND STEEP TERRAIN, SAND TRAP SHOULD BE SPECIALLY DESIGNED.
3. SIZE
DEPTH : $D \leq 750$
WIDTH : $W \geq 3B$
LENGTH : $4.8D^{0.87} h^{0.5} X^{0.5} \geq 4B$
4. GRADED STONE FILTER SHALL BE CRUSHER RUN GRANITE AGGREGATE.
5. CAPACITY D W L TO BE ACCORDING TO SIZE AND NATURE OF CATCHMENT, PROVIDING DETENTION TIME NOT LESS THAN 5 MINUTES FOR MAX. DESIGN FLOW OF INLET.

B	REDRAWN BY CAD	ORIGINAL SIGNED	8.8.2001
A	GENERAL REVIEW	ORIGINAL SIGNED	2.2.2001
REV.	DESCRIPTION	SIGNATURE	DATE

DRAINAGE SERVICES DEPARTMENT

SAND TRAP

REFERENCE

DRAWING No.

SCALE

DIAGRAMMATIC

DS 1025B

04-MAY-2021 11:56 FROM TOWN PLANNING BOARD

TO FSYLE

Appendix Ia of RNTPC
Paper No. A/YL-NTM/419

tpbpd@pland.gov.hk

寄件者: 郭志文 <
寄件日期: 2021年05月04日星期二 10:33
收件者: tpbpd; wwklau@pland.gov.hk
主旨: 檔案編號: A/YL-NTM/419補充資料
附件: 補充資料4-5-2021.pdf

檔案編號：A/YL-NTM/419

敬啟者：

於早前提交的申請理由中曾提及，在申請地點內會設置一個流動洗手間。流動洗手間編號 S6，樓高 1 層，高度約 2.6 米，佔面積約 1 平方米。

為更清楚交代申請情況，申請人已將標示於場地設計圖之內。隨函附上已修正的場地設計圖。如有任何疑問，歡迎致電與郭先生聯絡。

此致

規劃署 / 屯門及元朗 / 劉先生

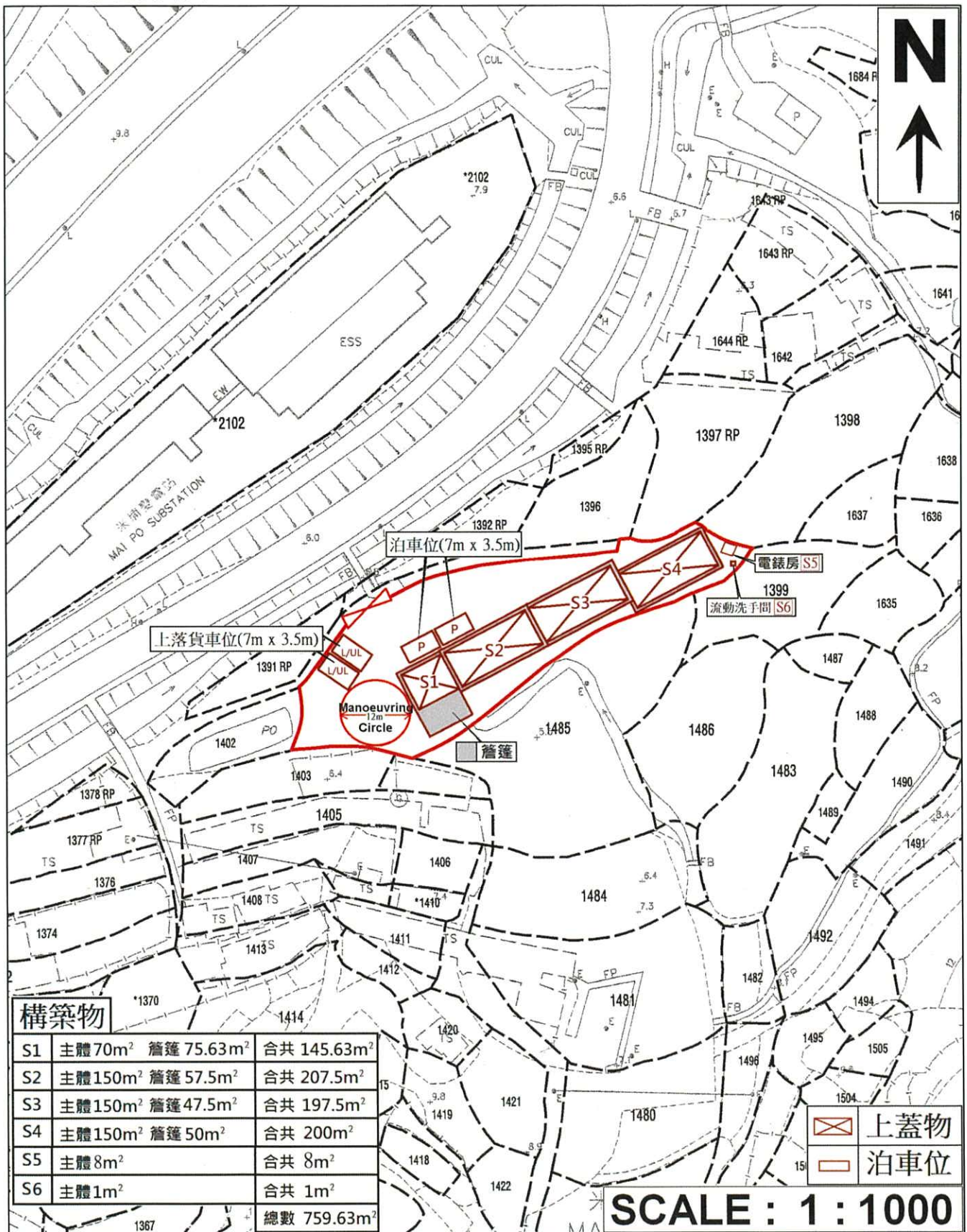
申請代理人



郭志文

4/5/2021

場地設計圖



Previous s.16 Applications at the Application Site

Approved s.16 Application

<u>No.</u>	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
1.	A/YL-NTM/369	Temporary Shop and Services (Sales of Building Materials) for a Period of 3 Years	6.7.2018 Approved by RNTPC [revoked on 6.12.2020]	(1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11)

Approval Condition(s):

- (1) Restrictions on operation hours.
- (2) Only private cars and light goods vehicles not exceeding 5.5 tonnes as defined in the Road Traffic Ordinance allowed to park on the site.
- (3) No vehicle allowed to queue back to or reverse onto/from the site.
- (4) Provision of boundary fencing.
- (5) Submission of a run-in/out proposal.
- (6) Implementation of a run-in/out proposal.
- (7) Submission of drainage proposal.
- (8) Implementation of drainage proposal.
- (9) Submission of fire service installation (FSIs) proposal.
- (10) Implementation of FSIs proposal.
- (11) Revocation clauses.

Rejected s.16 Applications

<u>No.</u>	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Main Reasons for Rejection</u>
1.	A/YL-NTM/175	Temporary Logistics Use and Container Vehicle Park for a Period of 3 Years	17.12.2004 Rejected by RNTPC	(1), (2), (3), (4)
2.	A/YL-NTM/227	Proposed Temporary Sales Centre for New Private Vehicles and Lorries (include Medium Goods Vehicles and Container Tractors) for a Period of 3 Years	5.9.2008 Rejected by RNTPC	(1), (2), (3), (4)

Main Reasons for Rejection:

- (1) The proposed development was not in line with the planning intention of the "Residential (Group C)" zone which was intended for low-rise low density residential

dwellings.

- (2) The proposed development was incompatible with the rural character of the surrounding area including agricultural land and scattered village houses.
- (3) The proposed development did not comply with the Town Planning Board Guidelines No. 13C/13D for Application for Open Storage and Port Back-up Uses in that there were no exceptional circumstances to justify approval/no previous or similar approvals; adverse departmental comments and local objections/no relevant technical assessments/proposals were submitted to demonstrate that the use would not generate adverse environmental and drainage impacts on the surrounding areas.
- (4) The approval of the application would set an undesirable precedent for other similar applications. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the surrounding area.

**Similar s.16 Applications within the “R(C)” zone
on the Ngau Tam Mei OZP**

Approved s.16 Applications

<u>No.</u>	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
1.	A/YL-NTM/375	Proposed Temporary Shop and Services (Metalware Shop) for a Period of 3 Years	7.12.2018 Approved by RNTPC	(1), (2), (3), (4), (5), (6), (7), (8), (9), (10)
2.	A/YL-NTM/381	Proposed Temporary Shop and Services (Sales of Building Materials) for a Period of 3 Years	17.5.2019 Approved by RNTPC	(1), (2), (3), (4), (5), (6), (7), (10), (11), (12)

Approval Condition(s):

- (1) Restrictions on operation hours.
- (2) Only private cars and light goods vehicles not exceeding 5.5 tonnes as defined in the Road Traffic Ordinance allowed to access the site.
- (3) No vehicle allowed to queue back to or reverse onto/from the site.
- (4) Submission of drainage proposal.
- (5) Implementation of drainage proposal.
- (6) Submission of fire service installation (FSIs) proposal.
- (7) Implementation of FSIs proposal.
- (8) Submission of landscape proposal.
- (9) Implementation of landscape proposal.
- (10) Provision of boundary fencing/maintenance of fencing and paving.
- (11) Submission of run-in/out proposal.
- (12) Implementation of run-in/out proposal.

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

參考編號

Reference Number:

210410-161948-63517

提交限期

Deadline for submission:

20/04/2021

提交日期及時間

Date and time of submission:

10/04/2021 16:19:48

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NTM/419

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss ms yip

意見詳情

Details of the Comment :

這位置排水有問題大雨會有水浸影响其他居民



新田鄉鄉事委員會

SAN TIN RURAL COMMITTEE

地址：

5-2



敬啟者，

元朗牛潭尾丈量約份第 105 約地段第 1400 號及第 1401 號
臨時商店及服務行業（園藝及建築材料銷售）（為期 3 年）
（申請編號：A / YL-NTM / 419）

1. 善用現時空置土地，讓其他土地資源作更有益和有建設的用途。
2. 選址地點遠離民居和主幹道路，不會造成交通阻塞，影響居民出入。
3. 增加附近居民就業機會，促進地區經濟繁榮。
4. 選址地點遠離米埔自然護理區，加上有關行業無噪音，無污染，對附近自然環境並無影響。
5. 有關擬議臨時建築材料銷售商店，主要方便附近及新田鄉村民選購建材物料，鄉民不用耗時及浪費金錢到元朗或上水選購，減少不必要的交通和建材物料運輸成本。



新田鄉鄉事委員會

主席： 文美桂

首副主席： 黎志超

副主席： 文貴旗 謹啟

二零二一年四月十六日

5-3

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-NTM/419

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人覺得選址地點遠離民居和主幹道路，不會造成交通阻塞，影響居民出入和選址地點遠離米埔自然護理區，加上有關行業無噪音，無污染，對附近自然環境並無影響，故支持是次的申請。

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

簽署 Signature

文貴旗

日期 Date

16-04-2021

5-4

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-NTM/419

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

以上之申請，現就業機會困難，希望是次申請能製造更多就業機會和閒置之土地就造福地區，故希望貴署能支持是次申請。

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

簽署 Signature

Ray Man

日期 Date

17-4-21

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-NTM/419

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

就上述申請，本人認為會增加附近居民就業機會，促進地區經濟繁榮和善用現時空置土地，讓其他土地資源作更有益和有建設的用途，故此，本人支持是次申請。

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

簽署 Signature

Kent CHENG

日期 Date

13 - APR - 2021

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年04月20日星期二 3:53
收件者: tpbpd
主旨: A/YL-NTM/419 DD 105 Ngau Tam Mei NWD
附件: San Tin Hwy - Google Maps.pdf

Dear TPB Members,

This is the same application as 369 with a reduction in parking to 4 vehicles. The Applicant was granted a shocking **TEN EXTENSIONS OF TIME but failed to fulfill conditions.**

The operator is a subsidiary of New World, Adrian Cheng is frequently in the news touting his firm's commitment to the environment, the community, sustainable development, world peace, blah, blah. Foto ops in other words.

From Google Maps it is clear that the operation is in fact part of a very large container parking/open storage operation.

Members must ask questions this time as to what is actually going on and ensure that large developers Walk the Talk. The expectation would be that they can afford to operate to the highest standards and set a good example.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Sunday, June 3, 2018 2:27:59 AM
Subject: A/YL-NTM/369 DD 105 Ngau Tam Mei

A/YL-NTM/369
Lots 1400 and 1401 in D.D. 105, Ngau Tam Mei, Yuen Long
Site area : About 1,780m²
Zoning : "Res (Group C)"
Applied Use: Storage Building Materials / 9 Parking

Dear TPB Members,

A/YL-NTM/227 was for a larger site and was rejected on 5 Sept 2008. It would appear however that the site has been used for brownfield operations since then.

PlanD did not support the application based on the assessment made in paragraph 12 of the Paper. The proposed development did not comply with the Town Planning Board (TPB) Guidelines No. 13D for 'Application for Open Storage and Port Back-up Uses'. The use under application was not in line with the planning intention of the "R(C)" zone which was intended primarily for low-rise, low-density residential developments. There was no strong justification in the submission to merit a departure from such planning intention, even on a temporary basis. The proposed use was not compatible with the nearby rural settlement. No similar applications had been approved in the "R(C)" zone. Approval of the application would set an undesirable precedent for similar applications in the area.

The applied use is effectively storage of building materials so the 2008 conditions are still valid and the application should be rejected.

Mary Mulvihill

Google Maps San Tin Hwy



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Recommended Advisory Clauses

- (a) Should the applicant fail to comply with the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given to any further application;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Old Schedule Agricultural Lots 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 private land of Lots Nos. 1400 and 1401 in D.D. 105 is covered by the Short Term Waivers (STW) No. 4962 to permit structures for the purpose of "Temporary Shop and Services (Sales of Building Materials)". Illegal Occupation of Government Land (IOGL) was detected adjoining to the Site. No permission is given for occupation of Government Land (GL) of about 178m² in area (subject to verification). The act of occupation of GL without Government's prior approval is not allowed. Should planning approval be given to the subject application, STW holder will need to apply to his office for modification of the STW conditions where appropriate. The applicant has to either cease the IOGL or apply for a formal approval prior to the actual occupation of the GL. 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;
- (c) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to San Tam Road via a section of a local access road which is not managed by the Transport Department (TD). The land status of the local access road should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (d) 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 San Tam Road should be approved by TD. HyD shall not be responsible for the maintenance of any access connecting the Site and San Tam Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection (DEP) 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" issued by DEP;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the drainage submission should demonstrate how the applicant will collect, convey and discharge rain water falling onto or flowing to the Site. A clear drainage plan showing full details of the existing drains and the proposed

drains (e.g. cover and invert levels of pipes/catchpits/outfalls and ground levels justifying waterflow etc.) with supporting design calculations and charts should be included.

(Guideline on preparation of the drainage proposal is available in DSD homepage at http://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submission.pdf). Approval of the drainage proposal must be sought prior to the implementation of drainage works on site. After completion of the required drainage works, the applicant shall provide DSD for reference a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs. The applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas. No public sewerage maintained by his office is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained. The proposed drainage works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction. All the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage facilities on site under proper maintenance during occupancy of the Site. The applicant should consult DLO/YL regarding all the proposed drainage works outside the site boundary in order to ensure unobstructed discharge from the Site in future;

- (g) 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;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site, BD is not in a position to offer comments on their suitability for the use proposed in the application. If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of BA, they are unauthorised building works (UBW) under BO and should not be designated for any proposed use under the application. For UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the 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) Regulations (B(P)R) respectively. The Site does not abut on a

specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of 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 and are subject to the control of Part VII of B(P)R. Detailed checking under BO will be carried out at building plan submission stage; and

- (i) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that there is a high pressure underground town gas transmission pipeline (running along San Tam Road) in the vicinity of the Site. The applicant should approach the Hong Kong and China Gas Company Limited (HKCG) for requisition of gas pipe layout plan(s) to investigate if there is any underground gas pipe within and/or in vicinity of the Site and liaise with HKCG any required minimum set back distance away from it during the design and construction stages of the development. The applicant is required to observe the Electrical and Mechanical Services Department's requirements on the "Avoidance of Damage to Gas Pipes 2nd Edition". The webpage address is: [https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_\(Eng\).pdf](https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf).

