

This document is received on 26 MAR 2021  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](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](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<br>請勿填寫此欄 | Application No.<br>申請編號 | A/ML-NTM/420 |
|                                 | Date Received<br>收到日期   | 26 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/ipb/>. 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/ipb/>), 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 樓及新界沙田上禾輋路 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 )

TSO WAI YAN 曾澤仁

## 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 )

## 3. Application Site 申請地點

|   |  |
|---|--|
| (a) Full address / location / demarcation district and lot number (if applicable)<br>詳細地址/地點/丈量約份及地段號碼(如適用) | NGAU TAM MEI ROAD, NGAU TAM MEI, YUEN LONG, N.T. LOT 963, 956 (PART) IN DD104 AND ADJOINING GOVERNMENT LAND  |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及/或總樓面面積   | <input type="checkbox"/> Site area 地盤面積 2813 sq.m 平方米 <input type="checkbox"/> About 約<br><input type="checkbox"/> Gross floor area 總樓面面積 5788 sq.m 平方米 <input type="checkbox"/> About 約 |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積(倘有)   | 2296 sq.m 平方米 <input type="checkbox"/> About 約   |

|  |  |
|--|--|
| (d) Name and number of the related statutory plan(s)<br>有關法定圖則的名稱及編號 | S/YL-NTM/12  |
| (e) Land use zone(s) involved<br>涉及的土地用途地帶                           | CDA  |
| (f) Current use(s)<br>現時用途   | TEMPORARY FISH FARMING<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(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)'<br>「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<br>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<br>(DD/MM/YYYY)<br>取得同意的日期<br>(日/月/年) |
|   | NOT APPLICABLE   |  |
|   |  |  |
|   |  |  |

(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)'<br>「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<br>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<br>(DD/MM/YYYY)<br>通知日期(日/月/年) |
|  | NA   |   |
|  |  |   |
|  |  |   |

(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」#遞送要求同意書&

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  
22.03.2021 (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 22.03.2021 (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  |  |
| (A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas<br>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<br>(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))<br>(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<br>擬議用途/發展  | (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<br>申請的許可有效期  | <input type="checkbox"/> year(s) 年 .....<br><input type="checkbox"/> month(s) 個月 ..... |
| (c) Development Schedule 發展細節表  |  |
| Proposed uncovered land area 擬議露天土地面積   | .....sq.m <input type="checkbox"/> About 約   |
| Proposed covered land area 擬議有上蓋土地面積  | .....sq.m <input type="checkbox"/> About 約   |
| Proposed number of buildings/structures 擬議建築物/構築物數目   | .....  |
| Proposed domestic floor area 擬議住用樓面面積   | .....sq.m <input type="checkbox"/> About 約   |
| Proposed non-domestic floor area 擬議非住用樓面面積  | .....sq.m <input type="checkbox"/> About 約   |
| Proposed gross floor area 擬議總樓面面積   | .....sq.m <input type="checkbox"/> About 約   |
| Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)   |  |
| .....   |  |
| .....   |  |
| .....   |  |
| 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  | .....  |
| Medium Goods Vehicle Parking Spaces 中型貨車泊車位   | .....  |
| Heavy Goods Vehicle Parking Spaces 重型貨車泊車位  | .....  |
| Others (Please Specify) 其他 (請列明)  | .....  |
| Proposed number of loading/unloading spaces 上落客貨車位的擬議數目   |  |
| Taxi Spaces 的士車位  | .....  |
| Coach Spaces 旅遊巴車位  | .....  |
| Light Goods Vehicle Spaces 輕型貨車車位   | .....  |
| Medium Goods Vehicle Spaces 中型貨車車位  | .....  |
| Heavy Goods Vehicle Spaces 重型貨車車位   | .....  |
| Others (Please Specify) 其他 (請列明)  | .....  |

|  |   |  |  |
|--|---|--|--|
| Proposed operating hours 擬議營運時間  |   |  |  |
| <p>.....</p> <p>.....</p>  |   |  |  |
| (d) Any vehicular access to the site/subject building?<br>是否有車路通往地盤/<br>有關建築物?   | Yes 是   | <input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)<br>有一條現有車路。(請註明車路名稱(如適用))   |  |
|  | No 否  | <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)<br>有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)   |  |
| (e) Impacts of Development Proposal 擬議發展計劃的影響<br>(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?<br>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<br><p>.....</p> <p>.....</p> <p>.....</p>  |  |
|  | No 否  | <input type="checkbox"/>   |  |
| (ii) Does the development proposal involve the operation on the right?<br>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)<br>(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)<br><input type="checkbox"/> Diversion of stream 河道改道<br><input type="checkbox"/> Filling of pond 填塘<br>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約<br><input type="checkbox"/> Filling of land 填土<br>Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約<br><input type="checkbox"/> Excavation of land 挖土<br>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約 |  |
|  | No 否  | <input type="checkbox"/>   |  |
| (iii) Would the development proposal cause any adverse impacts?<br>擬議發展計劃會否造成不良影響?   | On environment 對環境<br>On traffic 對交通<br>On water supply 對供水<br>On drainage 對排水<br>On slopes 對斜坡<br>Affected by slopes 受斜坡影響<br>Landscape Impact 構成景觀影響<br>Tree Felling 砍伐樹木<br>Visual Impact 構成視覺影響<br>Others (Please Specify) 其他 (請列明) |  | Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> |
|  | <p>.....</p> <p>.....</p>   |  | Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input 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> |
|--|--|

## (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<br>與許可有關的申請編號 | A/ <u>YL</u> / <u>NTM/367</u>  |
| (b) Date of approval<br>獲批給許可的日期                                     | <u>18.05.2018</u> (DD 日/MM 月/YYYY 年)   |
| (c) Date of expiry<br>許可屆滿日期   | <u>18.05.2021</u> (DD 日/MM 月/YYYY 年)   |
| (d) Approved use/development<br>已批給許可的用途/發展                          | <u>TEMPORARY FISH FARMING</u>  |
| (e) Approval conditions<br>附帶條件                                      | <p><input type="checkbox"/> The permission does not have any approval condition<br/>許可並沒有任何附帶條件</p> <p><input checked="" type="checkbox"/> Applicant has complied with all the approval conditions<br/>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):<br/>申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance:<br/>仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient)<br/>(如以上空間不足，請另頁說明)</p> |
| (f) Renewal period sought<br>要求的續期期間                                 | <p><input checked="" type="checkbox"/> year(s) 年 <u>3 YEARS</u></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。

APPROVAL WAS GIVEN BY THE TPB FOR THE APPLIED AREA  
AS TEMPORARY FISH FARMING ON 18.05.2018 FOR A PERIOD  
OF 3 YEARS, AND WHICH WILL EXPIRE ON 18.5.2021,  
UNDER REFERENCE A/YL/NTM-367.

THIS APPLICATION IS FOR THE RENEWAL OF THE  
PREVIOUS APPROVED APPLICATION.

THIS APPLICATION IS TO FACILITATE THE CONTINUOUS  
OPERATION OF THE FISH FARM FOR THE PRODUCTION  
OF FISH FOR THE LOCAL MARKET. THE FISH FARM  
IS OPERATED BETWEEN 0900 - 1800 HOURS ONLY.

## 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

Tso Wai Yan

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

22.03.2021

(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

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

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

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

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

|   |   |
|---|---|
| <b>Gist of Application 申請摘要</b><br>(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.)<br>(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.<br>申請編號   | (For Official Use Only) (請勿填寫此欄)  |
| Location/address<br>位置、地址   | 元朗牛潭尾路丈量約份第104約地段第963, 965 (新修)<br>和路連政府土地<br>LOT 963, 965 (PART) AND ADJOINING GOVERNMENT LAND, NGAM<br>TAM MEI ROAD, NGAM TAM MEI, YUEN LONG, N.T.  |
| Site area<br>地盤面積   | 2813 sq. m 平方米 □ About 約<br>(includes Government land of 包括政府土地 2296 sq. m 平方米 □ About 約)   |
| Plan<br>圖則  | 牛潭尾分區大綱核准圖編號 S/YL-NTM/12<br>APPROVED NGAM TAM MEI OUTLINE ZONING PLAN NO.<br>S/YL-NTM/12  |
| Zoning<br>地帶  | 綜合發展區<br>COMPREHENSIVE DEVELOPMENT AREA   |
| Type of<br>Application<br>申請類別  | <input type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of<br>位於鄉郊地區的臨時用途/發展為期<br><input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____<br><input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural<br>Areas for a Period of<br>位於鄉郊地區臨時用途/發展的規劃許可續期為期<br><input checked="" type="checkbox"/> Year(s) 年 <u>THREE</u> <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/<br>development<br>申請用途/發展  | TEMPORARY FISH FARMING  |

|  |  |   |  |
|--|--|---|--|
| (i) Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率                   |  | sq.m 平方米  | Plot Ratio 地積比率  |
|  | Domestic<br>住用   | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於          | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
|  | Non-domestic<br>非住用  | 578.8<br><input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
| (ii) No. of block<br>幢數  | Domestic<br>住用   |   |  |
|  | Non-domestic<br>非住用  | 5   |  |
| (iii) Building height/No. of storeys<br>建築物高度／層數                         | Domestic<br>住用   | m 米<br><input type="checkbox"/> (Not more than 不多於)                                     |  |
|  |  | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)                            |  |
|  | Non-domestic<br>非住用  | 3<br>m 米<br><input checked="" type="checkbox"/> (Not more than 不多於)                     |  |
|  |  | 1<br>Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)                       |  |
| (iv) Site coverage<br>上蓋面積   | % <input type="checkbox"/> About 約   |   |  |
| (v) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數<br>Private Car Parking Spaces 私家車車位 (3)<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 (1)<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br>_____ |   | 4  |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數<br>Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位 (1)<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____                          |   | 1  |

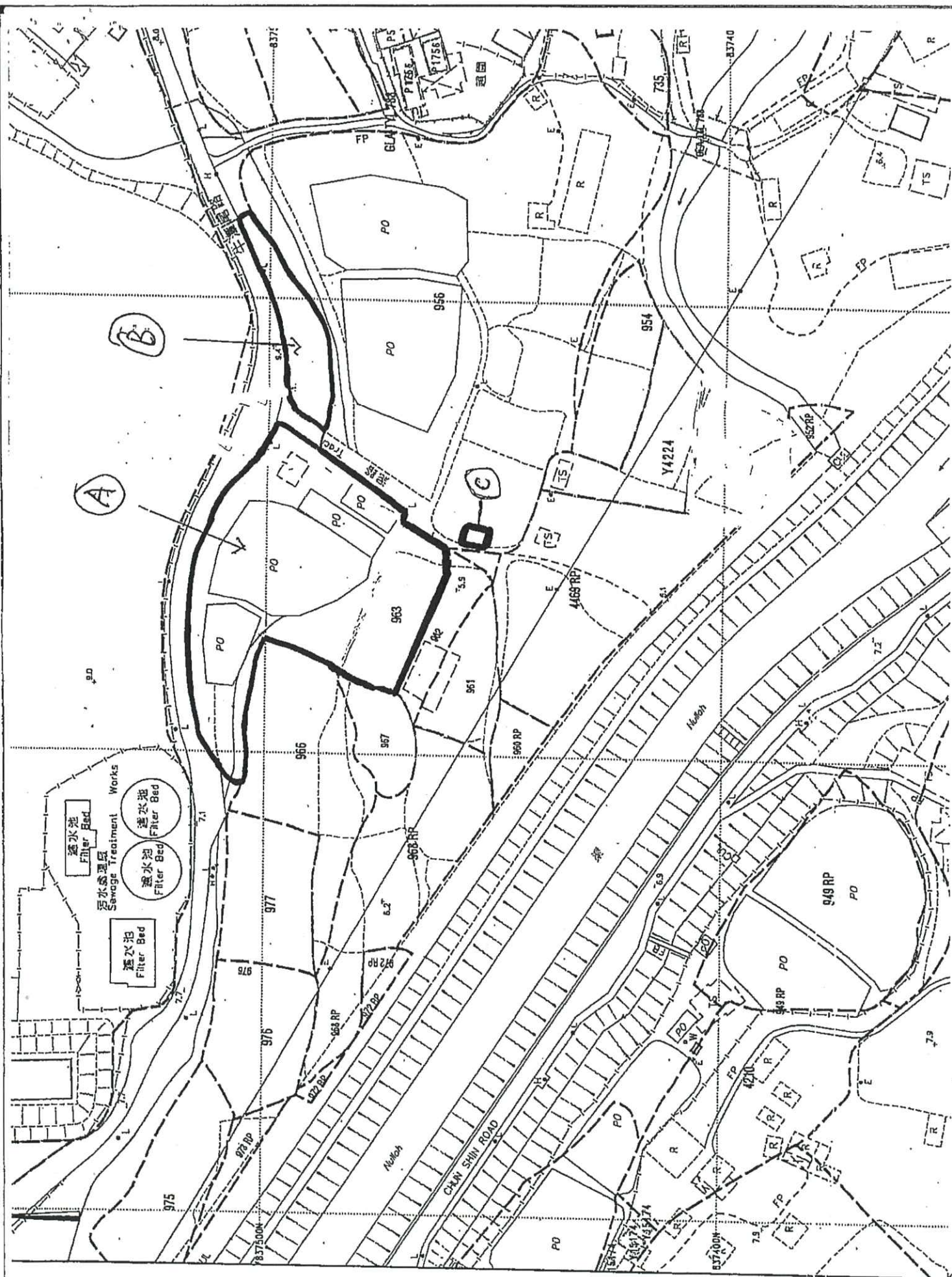
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

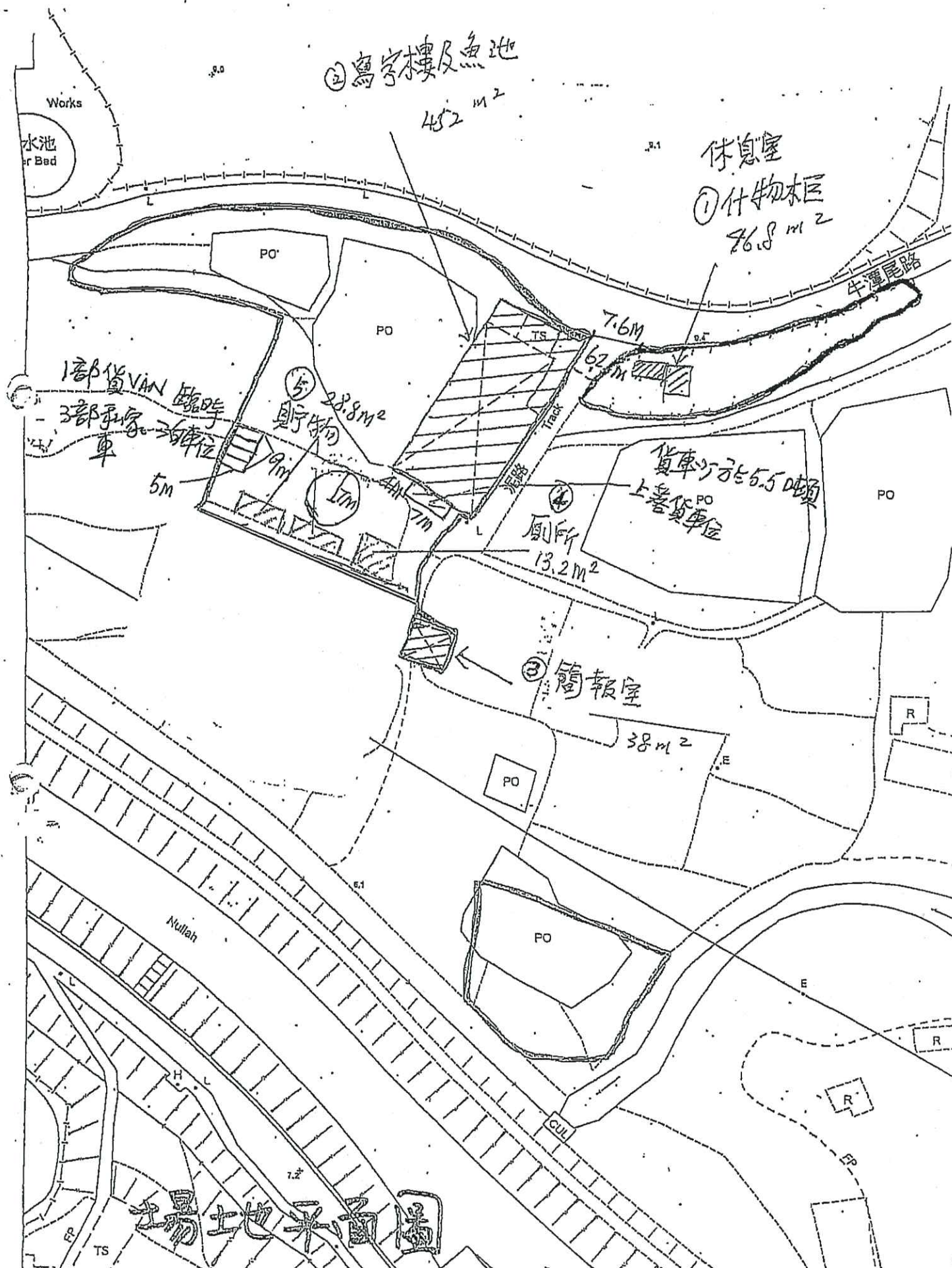
|  | Chinese<br>中文                       | English<br>英文            |
|--|-------------------------------------|--------------------------|
| <b>Plans and Drawings 圖則及繪圖</b>  |                                     |                          |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖 / 布局設計圖  | <input 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"/> |
| <u>SITE NOTICE + 3 PHOTOS, NOTIFICATION LETTER TO SAN TIN RURAL COMMITTEE, POST OFFICE RECEIPT</u> |                                     |                          |
| <b>Reports 報告書</b>   |                                     |                          |
| Planning Statement/Justifications 規劃綱領/理據  | <input type="checkbox"/>            | <input type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)                  | <input type="checkbox"/>            | <input type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估   | <input type="checkbox"/>            | <input type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估  | <input type="checkbox"/>            | <input type="checkbox"/> |
| Visual impact assessment 視覺影響評估  | <input type="checkbox"/>            | <input type="checkbox"/> |
| Landscape impact assessment 景觀影響評估   | <input type="checkbox"/>            | <input type="checkbox"/> |
| Tree Survey 樹木調查   | <input type="checkbox"/>            | <input type="checkbox"/> |
| Geotechnical impact assessment 土力影響評估  | <input type="checkbox"/>            | <input type="checkbox"/> |
| Drainage impact assessment 排水影響評估  | <input type="checkbox"/>            | <input type="checkbox"/> |
| Sewerage impact assessment 排污影響評估  | <input type="checkbox"/>            | <input type="checkbox"/> |
| Risk Assessment 風險評估   | <input type="checkbox"/>            | <input type="checkbox"/> |
| Others (please specify) 其他 (請註明)   | <input type="checkbox"/>            | <input type="checkbox"/> |

Note: May insert more than one '✓', 註：可在多於一個方格內加上 '✓', 號

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

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





tpbpd@pland.gov.hk

寄件者: Kenny TSO <  
寄件日期: 2021年04月08日星期四 11:31  
收件者: tpbpd@pland.gov.hk  
副本: wwklau@pland.gov.hk  
主旨: Fw: Planning Application A/YL-NTM/420

Dear Sir

Thank you for your email.

I write to confirm the loading/unloading bay for goods vehicle in the Planning Application, Ref.A/YL-NTM/420, is for light goods vehicle which permitted gross weight is not more than 5.5 tonnes.

Thank you for your attention.

Best regards,  
Tso Wai Yan,  
Applicant



☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



To: "wwklau@pland.gov.hk" <wwklau@pland.gov.hk>  
Cc:  
Bcc:  
Subject: Fw: Departmental Comments- Planning Application No.A/YL-NTM/420  
File Ref:  
From: Kenny TSO  
Friday 07/05/2021 11:12

Please respond to Kenny TSO

3 attachments



Untitled



Untitled



Revised Layout Plan\_20210506.pdf

----- 轉寄的郵件 -----

寄件人: Kenny TSO

收件人: tpbpd@pland.gov.hk <tpbpd@pland.gov.hk>

傳送日期: 2021年5月6日星期四 下午04:42:59 [GMT+8]

主旨: Departmental Comments- Planning Application No.A/YL-NTM/420

Dear Sir,

I refer to the email from Mr. Wilken Lau of Planning Department on the captioned subject.

My replies are set out below:

a) Revised and re-labelled Layout Plan is attached. Please note that there are altogether 6 structures in this application

b) Reply to comments by Water Supplies Department:

1. No diversion work will be required,
2. No structure will be placed on the waterworks reserve.
3. Water Authority officers, contractor and his workers will have free access at all times to the said area for the purpose of laying, repairing and maintenance of the water mains.
4. Understood.

c) Reply to comments by Transport Department

- a. Understood
- b. Understood
- c.. Fish deliveries from the fish farm are normally made three or four times per week by a goods van. On the day of delivery, the goods van will arrive at the fish farm at about 0930 hours and will leave between 1000 and 1100 hours. It will return to the farm between 1530 and 1730 hours the same day. Occasionally, a 5.5-ton goods vehicle from the Fish Marketing Organization will visit the farm for the collection of fishes. It only occurs once every two to three months, and such a trip will take place between 1200 and 1300 hours. Parking spaces for private vehicle are for infrequent and ad hoc visit to the fish farm.
- d. Understood.

Best regards,

Tso Wai Yan

Applicant

(A)  
寫字樓及魚池  
452 m<sup>2</sup>

(B)  
休息室  
什物櫃  
76.8 m<sup>2</sup>

1部貨VAN臨時  
3部私家車  
5m

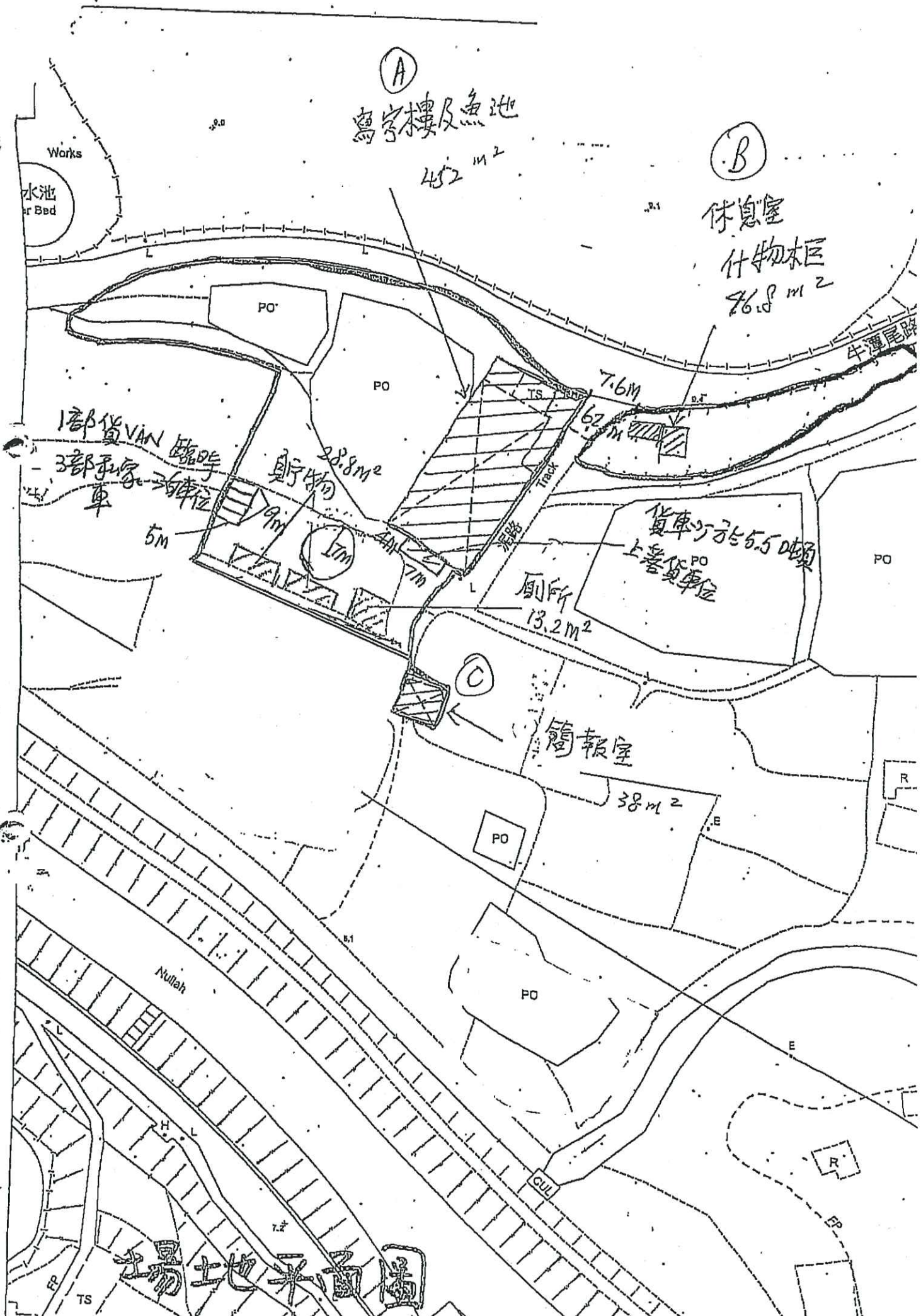
貯物  
28.8 m<sup>2</sup>

廁所  
13.2 m<sup>2</sup>

貨車少於5.5噸  
上落貨車位

(C)  
簡報室  
38 m<sup>2</sup>

場地平面圖



☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



**Fw: Further Departmental Comments \_ Transport Department\_ Planning  
Application No. A/YL-NTM-420**

07/05/2021 17:30

From: Kenny TSO <  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
Cc: "wwklau@pland.gov.hk" <wwklau@pland.gov.hk>  
FileRef:

Please respond to Kenny TSO <kwytso@yahoo.com.hk>

1 attachment



Further Revised Layout Plan-20210507.pdf

Dear Sir,

I refer to the further enquiry from Transport Department regarding the width of the entrance for the 5.5-ton goods vehicle. It is 11 M wide and is denoted in red in the attached Further Revised Layout Plan.

Best regards,

Tso Wai Yan

Applicant

(A)

寫字樓及魚池

452 m<sup>2</sup>

(B)

休息室

什物櫃

76.8 m<sup>2</sup>

Works

水池  
er Bed

PO

PO

TS

Track

1部貨VAN臨時  
3部私家車

貯物 28.8 m<sup>2</sup>

9m

1m

5m

7.6m

62m

貨車少於5.5噸  
上落貨車位

廁所

13.2 m<sup>2</sup>

(C)

簡報室

38 m<sup>2</sup>

PO

PO

Nullah

場土地平面圖

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



**Further Revised Layout Plan\_Application No. A/YL/NTM-420**  
10/05/2021 13:35

From: Kenny TSO <  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
Cc: "wwklau@pland.gov.hk" <wwklau@pland.gov.hk>  
FileRef:

Please respond to Kenny TSO <kwytso@yahoo.com.hk>

1 attachment



Further Revised Layout Plan(1)\_20210510.pdf

Dear Sir,

I refer to the further comments from Transport Department. in respect of the captioned application

Please see the attached further revised layout plan in connection with the captioned application. Thank you.

Best regards,

Tso Wai Yan

Applicant



**Previous s.16 Applications covering the Application Site**

**Approved Applications**

| <b><u>No.</u></b> | <b><u>Application No.</u></b> | <b><u>Proposed Uses</u></b>   | <b><u>Date of Consideration (RNTPC/TPB)</u></b> | <b><u>Approval Conditions</u></b>    |
|-------------------|-------------------------------|---|---|--------------------------------------|
| 1.                | A/YL-NTM/244                  | Proposed Temporary Fish Farming for a Period of 3 Years                         | 20.11.2009<br>RNTPC<br>(3 Years)                | (1), (2), (3)                        |
| 2.                | A/YL-NTM/277                  | Renewal of Planning Approval for Temporary Fish Farming for a Period of 3 Years | 9.11.2012<br>RNTPC<br>(3 Years)                 | (1), (2), (3)                        |
| 3.                | A/YL-NTM/318                  | Temporary Fish Farming for a Period of 3 Years                                  | 22.5.2015<br>RNTPC<br>(3 Years)                 | (1), (2), (3), (4)                   |
| 4.                | A/YL-NTM/367                  | Temporary Fish Farming for a Period of 3 Years                                  | 18.5.2018<br>RNTPC<br>(3 Years)                 | (1), (2), (3), (5),<br>(6), (7), (8) |

**Approval Conditions**

- (1) Maintenance of the existing landscape planting/vegetation on the site/trees within the Site.
- (2) Submission and implementation of fire service installations proposals.
- (3) Revocation clause.
- (4) Submission and implementation of the drainage proposal.
- (5) Submission of records of existing drainage facilities/maintenance of the existing drainage facilities on the Site.
- (6) No operation between 6:00 p.m. and 9:00 a.m is allowed on the Site.
- (7) No vehicle queuing and no reverse movement of vehicles on public road allowed.
- (8) Only private cars and light goods vehicles not exceeding 5.5 tonnes as defined in the Road Traffic Ordinance are allowed to park on the Site.

**Rejected Applications**

| <b><u>No.</u></b> | <b><u>Application No.</u></b> | <b><u>Proposed Uses</u></b>  | <b><u>Date of Consideration (RNTPC/TPB)</u></b> | <b><u>Main Reasons for Rejection</u></b> |
|-------------------|-------------------------------|--|---|--|
| 1.                | A/YL-NTM/147                  | Temporary Open Storage of Construction Materials for a Period of 3 Years | 25.7.2003<br>Rejected by<br>RNTPC               | (1), (2), (3), (4)                       |
| 2.                | A/YL-NTM/223                  | Proposed Comprehensive Low Density Residential Development               | 19.6.2009<br>Rejected by<br>RNTPC               | (5), (6), (7), (8)                       |

Main Reasons for Rejection:

- (1) The proposed open storage of construction materials was not in line with the planning intention of the "Comprehensive Development Area" ("CDA") zone which was intended to be developed as a local centre for the Ngau Tam Mei area to consolidate, improve and expand the existing commercial and community facilities as well as infrastructure, and to provide housing opportunities for the local people. No strong justification had been provided in the submission for a departure from the planning intention of the "CDA" zone.
- (2) The proposed open storage of construction materials was not compatible with the rural character of the area and the adjacent uses, including village settlements, cultivated agricultural land and continuous ponds;
- (3) There was insufficient information in the submission to demonstrate that the proposed development would not have adverse environmental, traffic, drainage and landscape impacts on the surrounding areas.
- (4) Approval of the application would set an undesirable precedent for similar applications in the surrounding area. The cumulative effect of approving these similar applications would result in a serious degradation of the rural environment.
- (5) There was no strong planning justification for the increase in plot ratio from 0.4 to 0.4665.
- (6) The impact assessments submitted by the applicant were applicable to part of the "CDA" zone only and could not demonstrate that the planning intention of the "CDA" zone (i.e. that it should be comprehensively developed in whole) and its development parameters as stipulated on the Outline Zoning Plan were achievable without causing any adverse impacts on the surrounding areas.
- (7) The site was close to Tam Mei Barracks Sewage Treatment Works. There was a high potential of odour nuisance if air sensitive uses, such as residential development, were allowed to be located close to the sewage treatment works. The submitted impact assessments could not demonstrate that there would not be odour nuisance in the long run.
- (8) Many periphery tree planting along the northern and southern site boundaries were within private gardens of individual house lots and five significant trees were proposed to be managed and maintained by individual house owners. The submitted technical assessments could not demonstrate that the tree planting of the proposed development would be under proper management and maintenance.

**Recommended Advisory Clauses**

- (a) To note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises government land (GL) and 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 GL of the Site is covered by a Short Term Tenancy (STT) No. 2865 for the purpose of “Temporary Fish Farming”. The private land Lot No. 956 in D.D.104 is covered by Short Term Waiver (STW) No. 4216 to permit structures for the purpose of “Temporary Fish Farming”. The STT/STW holders will need to immediately apply to his office for modification of the STT/STW conditions where appropriate. Moreover, the lot owner(s) of the lot(s) without STW will need to apply to his office for permitting the structures to be erected or regularise any irregularity on the Site, if any. Besides, given the applied use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. 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 Tma 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 Chief Engineer/Railway Development 2-2, Railway Development Office, HyD (CE/RD 2-2, RDO, HyD) that the Site falls within the area of influence (AOI) of the proposed Northern Link (NOL), which is a recommended railway scheme under the Railway Development Strategy 2014. Although the programme and the alignment of the proposed NOL are still under review, those areas within AOI may be required to be vacated at the time for the construction of NOL and subject to nuisance, such as noise and vibration of the proposed NOL. The applicant should note that the NOL alignment and its AOI may be subject to further amendments and the surrounding condition of nuisance taking into account the future construction, operation and maintenance of the NOL;

- (e) 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';
- (f) 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;
- (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 BD should be obtained, otherwise they are UBW 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) 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 Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that the existing water mains will be affected (as shown on Plan A-2 of the Paper). The applicant shall bear the cost of any necessary diversion works affected by the proposed development. In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the centerline of the water mains shall be provided to WSD. No structure shall be erected over this waterworks reserve and such area shall not be used for storage purposes. The Water Authority and his officers and contractors, his or their workmen shall have free access at all times to

the said area with necessary plant and vehicles for the purpose of laying, repairing and maintenance of water mains and all other services across, through or under it which the Water Authority may require or authorise. The Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.

