申贈的日期。

6 JUL 2021

This document is received on The Town Planning Board will formally acknowledge

Form No. S16-III

the date of receipt of the application only upon receipt of all the required information and documents. APPLICATION FOR PERMISSION

UNDER SECTION 16 OF

THE TOWN PLANNING ORDINANCE

(CAP.131)

《城市規劃條例》(第131章) 第16條遞交的許可

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*

適用於紙港及位於鄉郊地區土地上及/或建築物內進行為期不紹過三年 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. SI6-I should be used for other Temporary Use/Development of Land and/or Building (e.g., temporary use/developments in the Uthan Area) and Renewal of Permission for such Temporary Use or Development. *其他土地上沒/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)沒有關該等臨時用途/發 展的許可續期,應使用表格第S16-T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/lik/lipb/ei/plan_application/apply.bimil

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單刊登通知: 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

- "Cuttent 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 請來附證明文件
- ^ Please insert number where appropriate 背在適當地方註明編號

Please fill "NA" for inapplicable item. 讀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,讀另頁說明

- 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 樱城市規劃委員會(下稱「委員會」)秘書收。
- 2. 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.luk/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).

 in the stand (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율路 1 號沙田政府合署 14 樓)索取。
- 3. 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)

Trusspeed Engineering Company Limited (信達機械工程有限公司)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱(如適用)

(□Mr. 先生 /□Mrs. 夫人 //□Miss 小姐 /□Ms. 女士 / □ Company 公司 / □ Organisation 機構)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司).

3.	Application Site 申讀地點	
(a)	Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot 2613 RP (Part) in D.D. 104 & Adjoining Government Land, Ngau Tam Mei, Yuen Long, N.T.
(p)	Site area and/or gross floor area involved 涉及的地盤面積及/或總模面面積	☑Site area 地盤面積 868 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 258 sq.m 平方米☑About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	sq.m 平方米 ☑About 約

(d)	Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12
(e)	Land use zone(s) involved 涉及的土地用途地帶	'Residential (Group D)' ("R(D)")
		Vacant site with converted containers
(f)	Current use(s) 現時用途・	
		(If there are any Government, institution or community facilities, please illustrate or plan and specify the use and gross floor area) (如有任何政府、機構或社區設施,讀在圖則上顯示,並註明用途及總塊面面積)
4.	"Current Land Owner" of A	pplication Site 申請地點的「現行土地擁有人」
The	applicant 申請人 —	
	is the sole "current land owner" (ple 是唯一的「現行土地擁有人」 # (部	ease proceed to Part 6 and attach documentary proof of ownership). 继續填寫第 6 部分,並夾附業權證明文件)。
	is one of the "current land owners" 是其中一名「現行土地擁有人」 **	(please attach documentary proof of ownership). (請夾附業權證明文件).
\square	is not a "current land owner". 並不是「現行土地擁有人」"。	
	The application site is entirely on Gov 申請地點完全位於政府土地上(請	vernment land (please proceed to Part 6). 繼續填寫第 6 部分)。
5.	Statement on Owner's Conser 就土地擁有人的同意/通知	
(a)	According to the record(s) of the Lan involves a total of	年 日 日 日 日 日 日 日 日 日 日 日 日 日 日 日 日 日 日 日
(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 la	and owner(s)" obtained 取得「現行土地擁有人」"同意的詳情
•	No. of 'Current Lot number's Land Owner(s)' Land Registr	Address of premises as shown in the record of the y where consent(s) has/have been obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
	:	
	(Please use separate sheets if the spa	ce of any box above is insufficient. 如上列任何方格的空間不足,讚另頁說明)

	Details of the "current land owner(s)" notified 已遊通知「現行土地擁有人」 的詳細資料						
ŀ	No. of 'Current Land Owner(s)' 「現行土地擁 有人」數目	Land Registry	y where notifies	tion(s) has/have	n the record of the been given 瑪/遊所地址	Date of notifica given (DD/MM/YYYYY) 通知日期(日/月/)
		,					
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آتا	jese nae separajo s	heets if the space	of any box abov	e is insufficient.	如上列任何方格的召	当間不足・設男質說	明)
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	as taken reasonabl 法联心合理步骤以	***		₽ 1"	• ••		
R	eusonable Steps to	Obtain Consei	āt vi Oyner(s)	取得土地擁有	[人的同意所採取]	的合理步驟	
				owner(s)!" on	41 20114 12 , 11 11 11 12: 35 511		ratió
	」 sent request to				有人」,劉臧窦求同	(DD/MM/YYYY (DD/MM/YYYY	() ;**
ĸ	ensonable Steps to	Give Notiticat	ionito Owner(s) 向土地擁有	人發出通知所採軍	文的合理步骤	
		•	•		YYMM/\TŒ)	•	
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U		021 (DDA	MM/YYYY)*		_	贴出關於該申請的	通
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	24/6/2 於 sent notice to r office(s) or nu	021 (日/是 (日/是 elevant owners al committee or	MM/YYYY) [*] 引年)在申懿地 * corporation(s) 122/6/	點/申離處所可 /owners' comm 2021(DD/	或附近的順與位置 fittee(s)/mutual aid MM/YYYY)*	:committee(s)/manag	ger
	24/6/2 sent motive to respect to respect to the contraction of the	021 DDA (日/是 elevant owners al committee or (日//	MM/YYYY) [*] 引年)在申懿地 * corporation(s) 122/6/	點/申離處所可 /owners' comm 2021(DD/	或附近的順與位置 fittee(s)/mutual aid MM/YYYY)*		ger
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6.	Type(s) of Application	u 申請類別	
(A), Temporary Use/Develor	oment of Land and/or Buildi	ng Not Exceeding 3 Years in Rural Areas
製造	,位於劉郊地區主地上及	/或建築物內進行為期來超過	宣年的臨時用途/發展
	COP Kenewallor Bernissio	n for Temporary Use of Develo	ppinent in Rural Areas, please proceed to Part (B)):
***** <u>**</u>	· 意义印刷1120公孙公识也@BB时开	途/發展的規劃許可續期。請集 	
		Proposed Temporary Shop a Materials) for a Period of 3	and Services (Retail Shop for Selling Building
(a)	Proposed	iviaterials) for a refloid of 3	rears
II	use(s)/development		
	擬識用途/發展		•
	•	Diago illustrate the details of the	
4 h)	Effective period of	□ year(s).年	proposal on a layout plan) (請用平面圈說明擬談詳情) 3
(0)	permission applied for.	· Marian	
	申請的許可有效期	□ month(s) 個月	
(c)	Development Schedule 發展組	田節表	
	Proposed uncovered land area	擬議露天土地面積	. 610 sq.m ☑About 約
•	Proposed covered land area 接	•	258
			······sq.m ☑About 約
	Proposed number of buildings	•	数局
,	Proposed domestic floor area		NAsq.m ☑About 約
-	Proposed non-domestic floor a	irea 擬議非住用機面面積	258sq.m ☑About 約
	Proposed gross floor area 擬請	经海损 医病毒	258
	Troposed Bross-Hoor area 18603	2500安田田1英	sq.m 図About 約
Pro	posed height and use(s) of diff	Gerent floors of buildings/structure	es (if applicable) 建築物/機築物的擬識高度及不同樓層
Pro 的排	posed height and use(s) of diff	Gerent floors of buildings/structure	w is insufficient) (如以下空間不足,請另頁說明)
的 Str	posed height and use(s) of diff 疑議用途 (如適用) (Please use ucture 1: Shop and services	Ferent floors of buildings/structure e separate sheets if the space below (Not exceeding 4.5m, 1 storey	es (if applicable) 建築物/構築物的擬識高度及不同樓層 w is insufficient) (如以下空間不足,請另頁說明) y), Structure 2: Toilet (Not exceeding 3m, 1 storey),
的 Str	posed height and use(s) of diff 疑議用途 (如適用) (Please use ucture 1: Shop and services	Ferent floors of buildings/structure	es (if applicable) 建築物/構築物的擬識高度及不同樓層 w is insufficient) (如以下空間不足,請另頁說明) y), Structure 2: Toilet (Not exceeding 3m, 1 storey),
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的 Str	posed height and use(s) of diff 疑議用途 (如適用) (Please use ucture 1: Shop and services	Ferent floors of buildings/structure e separate sheets if the space below (Not exceeding 4.5m, 1 storey	es (if applicable) 建築物/構築物的擬識高度及不同樓層 w is insufficient) (如以下空間不足,請另頁說明) y), Structure 2: Toilet (Not exceeding 3m, 1 storey),
的那 Str Str	posed height and use(s) of diff 疑議用途 (如適用) (Please use ucture 1: Shop and services ucture 3: Electricity meter ro	Ferent floors of buildings/structure e separate sheets if the space below (Not exceeding 4.5m, 1 storey from (Not exceeding 3m, 1 storey)	es (if applicable) 建築物/機築物的擬識高度及不同樓層wis insufficient) (如以下空間不足,請另頁說明)), Structure 2: Toilet (Not exceeding 3m, 1 storey), rey)
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Str Str Pro Pri	posed height and use(s) of diff 疑議用途 (如適用) (Please use ucture 1: Shop and services ucture 3: Electricity meter ro posed number of car parking spaces 私家 vate Car Parking Spaces 私家 storcycle Parking Spaces 電單	erent floors of buildings/structures separate sheets if the space below (Not exceeding 4.5m, 1 storey coom (Not exceeding 3m, 1 storey paces by types 不同種類停車位車車位	es (if applicable) 建築物/構築物的擬議高度及不同樓層wis insufficient) (如以下空間不足,請另頁說明) y), Structure 2: Toilet (Not exceeding 3m, 1 storey), rey)
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Prop	Proposed operating hours 接接管連時間						
9:00	9.00a m. to 7.00p.m. from Mondays to Sundays including public holidays						
	The state of the s						
••••	and the same of th						
		X	es 是	There is an existing necess. (please indicate the street mame, where			
'	•	:		appropriate)			
(4)	Any vehicular acce	98' 10		有一條現有事路,(證註明車路名稱(如適用))			
(d)	flie site/subject buildi			Vehicular access leading from Ngau Tam Mei Road			
				There is a proposed access. (please illustrate on plan and specify the			
	是否有重路通往地	55A. /		width			
	有關建築物?			有一條擬議車路。(調在圖則顯示,並註明車路的關度)			
	•						
	•	Ŋ	o杏				
(e)	Impacts of Developm	ent Propo	sal 擬	議發展計劃的影響			
1,00	ALC	TECHNOLOGY	rte che	ets to indicate the proposed measures to minimise possible adverse impacts or			
	give justifications/rea	sons for n	ot bro	Yiling Such measing。如需要的語:謂另具表不可盡進感少可能由現不良影			
	響的措施。否則請提	供理操作	里田。).			
(i)	Does the	Yes 是		Please provide details,說提供詳情			
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	proposal involve	:		الساواد تراي علو خليان بهت بورا و و در يونواوا ته ۱۵ تا خاص خليات ادري له و دو تا گريان تسويد در و و در تركي كرون كرون و در يون برنون و در به در تركي برنون و در به در تركي برنون و در برنون			
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``.	亚包括現有建築	Services	<u></u>	Water to a state on print the extension of the entire of the entire transfer of the entire			
	物的成功?	答。	Ø				
 		Y.cs 是	0.	Please indicate on site plan the boundary of concerned land(pend(s), and patieutless of stream			
		:	ď	iversion, the extent of filling of land/pond(s) and/or excavation of land)			
1		,	Ţ	被用地继平而圆頭示有限土地。广池地界缺,以及河道改道、填塘、填土及了或技土的细简及/			
		Ì	ij	战 <u>商</u> 的			
			€]Diversion of stream 河道改道			
(ii)	Does the		ľ] Hilling offond 填塘			
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	proposal involve			Depth of filling 填塘深度 m.米 口About 約			
	the operation on		_] Filling of land 填土			
	the right? 擬鐵發展是否涉		'L	Atten of 知為某土面積			
	没右列的工程?			Depth of filing 其上原度			
	rates and an analysis of parts		'	•			
	1		\ (E	Texavation of land 接生			
	•			Area of excavation 挖土面積sq.m 平方米。口About 約			
	1	1		Depth of excavation 挖土深度 ************************************			
	•	No 否					
	<u> </u>			If 對環境 □ No 不會 図			
	· ,	On trails					
				Yes 會 □ No 不會 □			
(říi)	Would the			相談: Yes 曾 L No 不曾 🗸			
, , , ,	development.	On slope	s 對於	版 Yes 會 L No 不曾 L			
	proposal cause any	Affected	þy sto	中於 受斜坡影響 Yes 會 No 不會 D			
	adverse impacts?	Landsca	pe Imp	act 構成聚態影響 Yes 會 □ No 不會 ☑ 於校樹木 Yes 會 □ No 不會 ☑			
	擬識發展計劃會	Tree Fel	ing				
	否造成不良影響?	Others 7	Djestës : mbaer	構成視點影響 Yes 會 □ No 不會 ☑ Specify) 其他(請列明) Yes 會 □ No 不會 ☑			
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	:	·					

Form No. S16-III 表格第 S16-III 號

diameter 調託明基 幹直徑及	nte measure(s) to minimise the impact(s). For tree felling, please sinte the minibet, of breast height and species, of the officeted trees (if possible) 是 表现少影響的措施。如無及政役構术,謂說明受影響樹米的數目、及胸高度的概是品種(個可)
rod aokainmichtralassaah. (C) Edicilikassaahideel kirin	Pangaring Carno Development in Russil, Asses. India P. (U)
(a) Application authober to Which the permission relates 與許可有關的甲譜編號	A/
(b) Date of approval 複批給許可的日期	
(c) Data of expiry 許可屆滿日期	
(d) Approved use/development 已批給許可的用途/發展	The permission does not have any approval condition
(c) Approval conditions 附帮條件	許可述沒有任何附帶條件 Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件: Reason(s) for non-compliance:
(f) Renewal period sought 要求的續期期間	□ year(s) 年 □ month(s) 個月

Part :6 (Gont'd) 第 6 部分(值)

7.	Justifications 理由
	pplicant is invited to provide justifications in support of the application. Use separate sheets if necessary. 申銷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)。
i. Tı	ne proposed development is a shop & service which will sell building materials to the nearby residents.
2. Ti	e application site is vacant at the moment.
build 4. The plant 5. The devel 6. Sin with p	the proposed development would benefit the residents in the vicinity by catering their demand for ling materials especially that most of the residents in the adjoining area is low density housing. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long terming intention of the current zoning. The proposed development is not incompatible with the surrounding environment including residential opments. The proposed development is not incompatible with the surrounding environment including residential opments. The proposed development is not incompatible with the surrounding environment including residential opments. The proposed development is not incompatible with the surrounding environment including residential opments. The proposed development is not incompatible with the surrounding environment including residential opments.
8. Mi	nimal traffic impact.
and n	ignificant environmental and noise impacts because the applied use is housed within an enclosed structure o operation will be held during sensitive hours. significant drainage impact because surface U-channel will be provided at the application site.
11. TI	ne proposed development is a column 2 use in the "R(D)" zone.
h	he building materials to be available at the application site includes metal ware and hand tools for ome fitting purpose. o workshop activity will be carried out at the application site at all times.
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	Form No. S16-III 表格第 S16-III 號				
	and the second s				
8. Declaration 聲明	·				
I hereby declare: that the particulars, given in this application are 本人演此聲明,本人就滬宗申請提交的資料,據本人所知及	correct and true to the best of my knowledge and belief 所信,均屬真實無誤。				
I hereby grant a pormission to the Board to copy all the material such materials to the Board's website for browsing and downloa 本人現准許茲員會的情將本人就此申請所提交的所有資料表	ding by the miblic free-of-charge at the Board's discretion.				
後署 (2) (2) (2) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4	□ Applicant 申請人 / ☑ Authorised Agent 狡授權代理人				
Patrick Tsui	Consultant				
Name in Block:Letters 姓名(謂以正楷填寫)	Position (it applicable) 職位 (如適用)				
Professional Qualification(s) 事業資格 HKIP 香港規劃師學會 HKIS 香港測量師學會 HKILA 香港園境師學會 RPP 註冊專業規劃師 Others 其他	/ □ IKIA 香港建築師學會 / / □ HKIL 香港工程師學會 /				
on behalf of Motro Planning & Development Company Lin	nited (都市規劃及發展顧問有限公司)				
100	dividad a motor e description matter a productiva en en material action es description in a material property and a second				
☑ Company 公司 / ☐ Organisation Name and	Chop (if applicable) 機構名稱及蓋章(如適用)				
Date 日期 24/6/2021	(DD/MM/YYYY 日/月/年)				
70 · V	FAMILY.				
Rémark	/第武				
The materials submitted in an application to the Board and the E public, Such materials would also be uploaded to the Board's we the Board considers appropriate.					
委員會會向公眾披露申請人所避交的申請資料和委員會對申 資料亦會上載至委員會網頁供公眾免費瀏覽及下載。	譜所作的決定。在委員會認為合適的情況下,有關申請				
Warning	整生				
					
Any person who knowingly or willully 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,就追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 D	ata 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: 娄真會就這宗申請所收到的個人資料會交給委員會秘書 劃委員會規劃指引的規定作以下用途:	及政府部門,以根據《城市規劃條例》及相關的城市規				
	ing available the name of the applicant for public inspection				

- when making available this application for public inspection; and
- 處理道宗申請,包括公布道宗申請供公眾查閱:同時公布申請人的姓名供公眾查閱:以及facilitating communication between the applicant and the Secretary of the Board/Government departments. 方便申請人與委員會秘書及政府部門之間逃行聯絡。
- 2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph I above. 申請人就逗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(私際)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,其地批為香港北角渣華道 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.) (調整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一下載及存放於規劃署規劃資料查詢處以供一般參閱。)						
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)					
Location/address 位置/地址	Lot 2613 RP (Part) in D.D. 104 & Adjoining Government Land, Ngau Tam Mei, Yuen Long, N.T.					
Sife area 地盤面積	920 sq. m 平方米 ☑ About 約					
. • • • • • • • • • • • • • • • • • • •	(includes Government land of 包括政府土地 22 sq. m 平方米 ☑ About 約)					
Plan 圖則	Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12					
Zoning 地帶	'Residential (Group D)' ("R(D)")					
Type of Application	☑ 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					
申講類別	☑ Year(s) 年 3 ☐ Month(s) 月					
	□ 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					
	□ Year(s) 年 □ Month(s) 月					
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services (Retail Shop for Selling Building Materials) for a Period of 3 Years					

(i) :	Gross floor area and/or plot ratio		· sq.m	平方米	· Plot Ra	ıtio 地積比率
	總樓面面積及/或 地積比率	Domestic 住用	. NA	□. About 約 □ Not more than 不多於	. NA	□About 約 □Not more than 不多於
25		Non-domestic 非住用	258	☑ About 約 □ Not more than 不多於	0.3	☑About 約 □Not more than 不多於
(ii)	No. of block 幢數	Domestic 住用	NA			·· :
	<u> </u>	Non-domestic 非住用	3			
(iii)	Building height/No. of storeys 建築物高度/層數	Domestic 住用	NA		· 🗆 (Not r	m 米 nore than 不多於)
	·. ·		NA		□ (Not n	Storeys(s) 層 nore than 不多於)
		Non-domestic 非住用	3-4.5		□ (Not n	nr 米 nore than 不多於)
,			1		· ☑ (Not n	Storeys(s) 層 nore than 不多於)
(iv)	Site coverage 上蓋面積			29.	72 %	. ☑ About 約
(v)	No. of parking spaces and loading /	Total no. of vehicle	parking spaces	停車位總數		2
•	unloading spaces 停車位及上落客貨 車位數目	Medium Goods V	ng Spaces 電單 cle Parking Space chicle Parking S cicle Parking Space	車車位 ces 輕型貨車泊車 paces 中型貨車泊 aces 重型貨車泊車	位 单位	2 0 0 0 0
	: ,	Total no. of vehicle	loading/unload	ing havidley has		
		上落客貨車位/	停車處總數	ing days/lay-dys		1
		Taxi Spaces 的士 Coach Spaces 旅 Light Goods Vehi Medium Goods Veh Heavy Goods Veh Others (Please Span)	遊巴車位 cle Spaces 輕型 ehicle Spaces 中 icle Spaces 重型	中型貨車位 型貨車車位		0 0 1 0 0
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	Chinese	
	· Linnese 中文	English 英文
Plans and Drawings 圖則及繪圖	1 2 4	45.00
Master layout plan(s) Layout plan(s) 總網發展藍圖/布局設計圖 Block plan(s) 樓宇位置圖 Floor-plan(s) 樓宇平面圖 Sectional plan(s) 截視圖 Elevation(s) 立視圖 Photomontage(s) showing the proposed development 顯示振識發展的合成照片 Master landscape plan(s) Landscape plan(s) 園境設計總圖/園境設計圖 Officits (please specify) 其他(講註明) Proposed drainage plan		
Reports 報告書 Planning Statement/Justifications 規劃綱領理操 Environmental assessment (noise, air and/or water pollutions) 環境評估(噪音、空氣及/或水的污染) Traffic impact assessment (on vehicles) 就車輛的交通影響評估 Traffic impact assessment (on pedestrians) 就行人的交通影響評估 Visual impact assessment 視覺影響評估 Landscape impact assessment 景觀影響評估 Tree Survey 樹木調查 Geotechnical impact assessment 土力影響評估 Drainage impact assessment 排污影響評估 Severage impact assessment 排污影響評估 Risk Assessment 風險評估 Others (please specify) 其他(諧詩明)		

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 imagenracies or discrepancies of the information provided in case of doubt, reference should always be made to the submission of the applicant. 上述甲酰丙要的資料是由甲酰人提供以方便市民大眾多考。對於所載資料在使用上的問題及文義上的歧異,城市規劃委員會都不負數。若有任何疑問,應查閱申請人提交的文件。

Proposed Temporary Shop and Services (Retail Shop for Selling Building Materials) for a Period of 3 Years

Lot 2613 RP (Part) in D.D. 104 & Adjoining Government Land, Ngau Tam Mei, Yuen Long, N.T.

Annex 1 Estimated Traffic Generation

- 1.1 The application site is served by a vehicular track leading from Ngau Tam Mei Road.
- 1.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

. Type of	Average Traffic	Average Traffic	Traffic	Traffic	
Vehicle Generation Rate		t	Generation Rate	Attraction Rate	
	(pcu/hr)	(pcu/hr)	at Peak Hours	at Peak Hours	
			(pcu/hr)	(pcu/hr)	
Private car	0.4	. 0.4	2	2	
Light Goods Vehicle	0.15	0.15	1.5	0	
Total	0.55	0.55	3.5	2 .	

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Sundays including public holidays;

Note 2: The pcu of private car and light goods vehicle is taken as 1 and 1.5 respetively; &

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

1.3 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Ngau Tam Mei Road especially that the application site is actually limited in size. The negligible increase in traffic would not aggravate the traffic condition of Ngau Tam Mei Road and nearby road networks such as San Tam Road.

Drainage Assessment Annex 2

- 2. **Existing Situation**
- Site particulars
- The subject site possesses an area of about 868m². 2.1.1
- 2.1.2 The site is occupied by some movable converted containers. A structure was found to the east of the application site and a Road is found to the north of the application site. A river is found to the south of the application site.
- 2.1.3 The application site has been hard paved and so no infiltration is assumed.
- Level and gradient of the subject site & proposed surface channel
- 2.1.4 The application site is lowest at the southeastern part of the site whereas the highest part of the site is situated at the northwestern part of the application site.
- In order to follow the topography of the subject site, the proposed surface U-channel will be constructed following the gradient of the site. As demonstrated in the calculation in succeeding paragraphs, 375mm surface U-channel will be capable to drain surface runoff accrued at the subject site and the said passing through the site from adjacent area.
- Catchment area of the proposed drainage provision at the subject site
- 2.1.6 The level of the site is basically higher than the adjacent land except to the north which is vacant. As such, an external catchment has been identified in Figure 5.
- Particulars of the existing drainage facilities to accept the surface runoff collected <u>D.</u> at the application site
- According to recent site inspection, there is a 450mm public drain to the south of the application site (Figure 5). The public drain discharges the stormwater to the river to the south.

2.2 Runoff Estimation for the Catchment

2.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A/3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 1,530m²; (Figure 5)
- ii. The catchment is hard paved, it is assumed that the value of run-off co-efficient (k) is taken as 1.

Difference in Land Datum =
$$5.7m - 5.3m = 0.4m$$

L = $60m$
... Average fall = $0.4m$ in $60m$ or $1m$ in $150m$

According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual – Planning, Design and Management" published by the Drainage Services Department (DSD),

Time of Concentration (t_c) = 0.14465 [L/(H^{0.2} ×A^{0.1})]
$$t_c = 0.14465 [60/(0.67^{0.2} \times 1,530^{0.1})]$$

$$t_c = 4.5 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 280 mm/hr

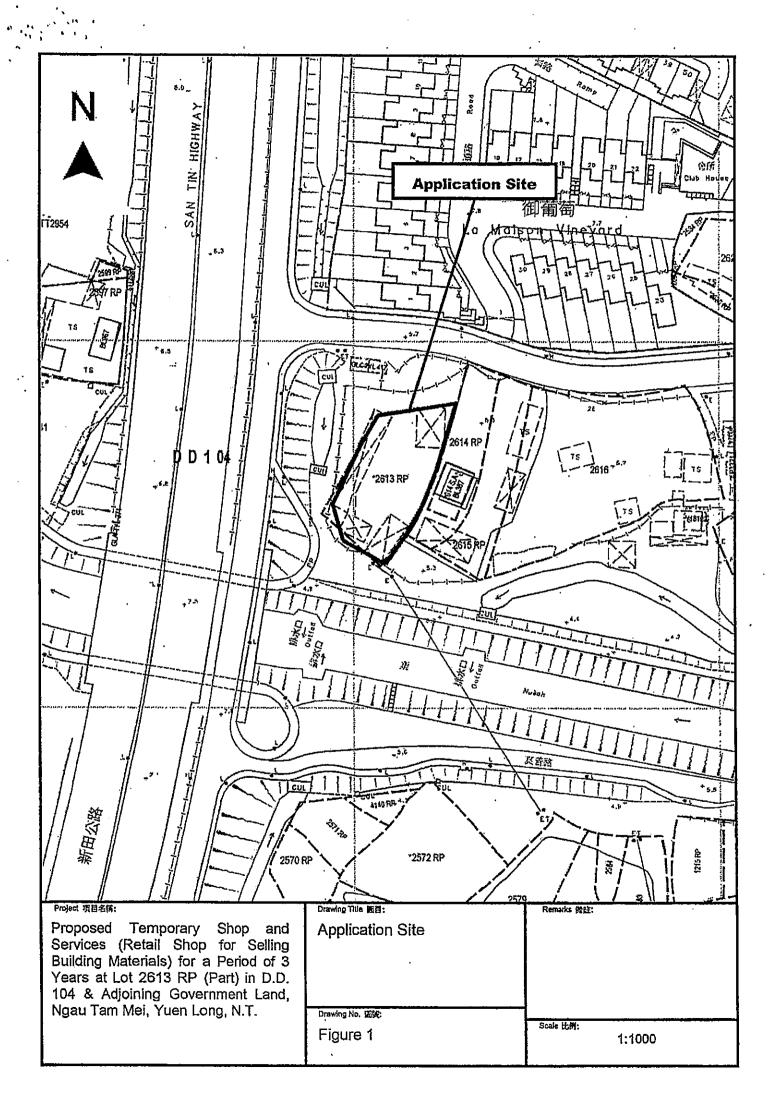
By Rational Method,
$$Q_1 = 1 \times 280 \times 1,530/3,600$$

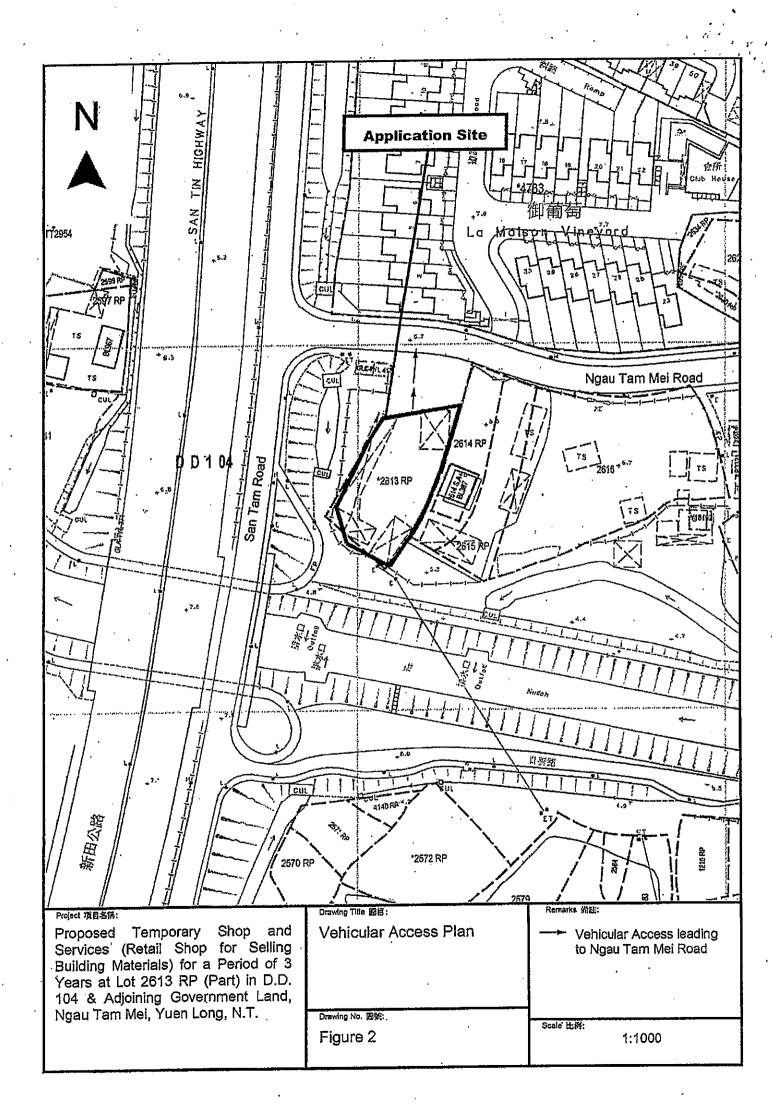
 $Q_1 = 119 \text{ l/s} = 7,140 \text{ l/min}$

2.2.2 In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", for an approximate gradient of 1:120 and 1:160, the proposed 375mm surface channel is considered adequate to dissipate all the stormwater accrued by the application site.

2.3 Proposed Drainage Facilities

- 2.3.1 Subject to the above calculations, it is determined that 375mm surface U-channel along the inner site periphery is adequate to intercept storm water passing through and generate at the subject site (Figure 5).
- 2.3.2 The intercepted stormwater will be discharged to the existing 450mm public drain to the south of the subject site. (Figure 5)
- 2.3.3 All the proposed drainage facilities will be provided and maintained at the applicant's own expense.
- 2.3.4 The provision of the proposed surface channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 2.3.5 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
- (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
- (c) Neither leveling work nor site formation works will be carried at the subject site. As such, the proposed development would neither alter nor obstruct the flow of surface runoff from adjacent areas.
- (d) Adequate reserve, say, 10cm, will be provided at the toe of the site hoarding to be provided at the application site.





Structure 3. Electricity meter room GFA: Not exceeding 10m²
Height: Not exceeding 3m
No. of storey: 1

Ingress/Egress

Structure 2

Toilet

GFA: Not exceeding 20m². Height: Not exceeding 3m No. of storey: 1

17m diameter manoeuvring circle

1 loading/unloading bay of 7m x 3.5m for light goods vehicle

2 parking spaces of 5m x 2.5m for private car

Structure 1

Shop and services (Retail shop for seling building materials) GFA: Not exceeding 228m² Height: Not exceeding 4.5m No. of storey: 1

8m wide

Project 项目名簿:

Proposed Temporary Shop Services (Retail Shop for Selling Building Materials) for a Period of 3 Years at Lot 2613 RP (Part) in D.D. 104 & Adjoining Government Land, Ngau Tam Mei, Yuen Long, N.T.

Drawing Title EE:

Proposed Layout Plan

Remarks 協注:

Drawing No. 1996:

Figure 3

Scale 比例:

1:1000

Tree	Approximate Height	Spacing
O Proposed Bauhinia blakeana	About 2.75m	4m

Structure 3 Electricity meter room GFA: Not exceeding 10m² Height: Not exceeding 3m No. of storey: 1

8m wide Ingress/Egress

Structure 2
Toilet
GFA: Not exceeding 20m²
Height: Not exceeding 3m No. of storey: 1

circle 1 loading/unloading bay of 7m x 3.5m for light goods vehicle 2 parking spaces of 5m x 2,5m for private car

17m diameter manoeuvring

Structure 1

Shop and services (Retail shop for seling building materials) GFA: Not exceeding 228m² Height: Not exceeding 4.5m No. of storey: 1

Project 項目名稱:

Temporary Shop and Proposed Services (Retail Shop for Selling Building Materials) for a Period of 3 Years at Lot 2613 RP (Part) in D.D. 104 & Adjoining Government Land, Ngau Tam Mei, Yuen Long, N.T.

Orawing Title 医目:

Proposed Landscape Plan

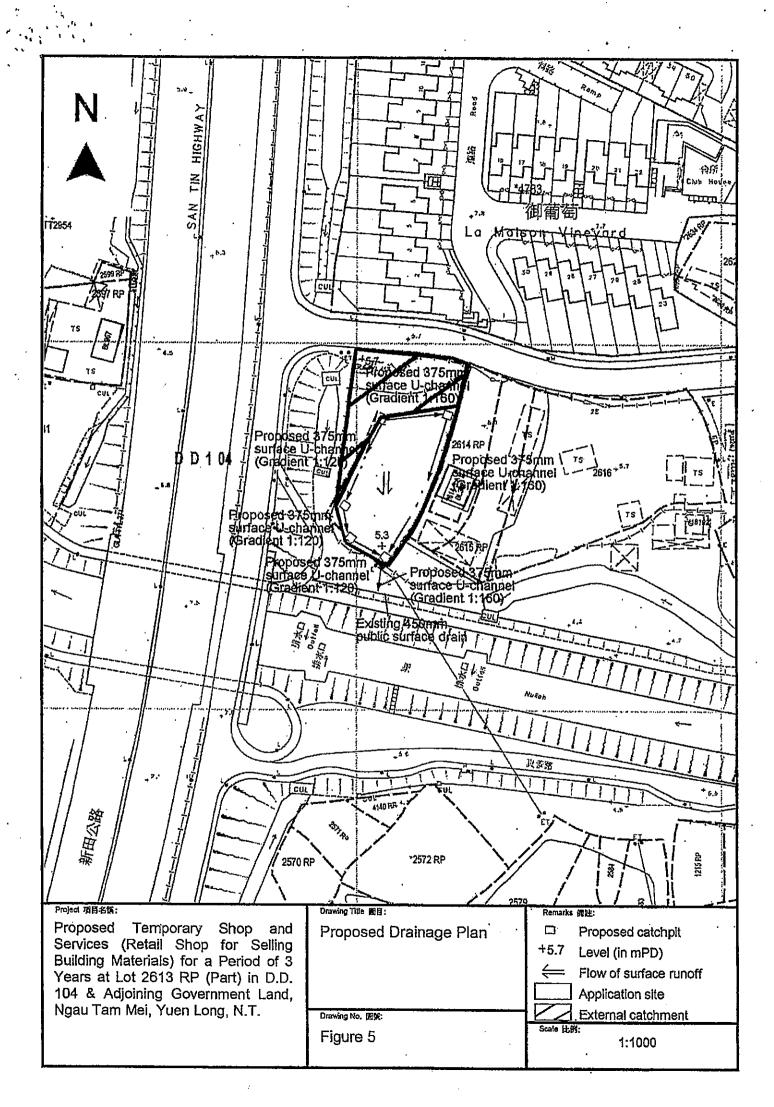
Remarks 微珠:

Drawing No. 阅娱:

Figure 4

Scale Hill:

1:1000





Total: 2 pages

Date: 13 July 2021

TPB Ref.: A/YL-NTM/424

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Shop and Services (Retail Shop for Selling Building Materials) for a Period of 3 Years at Lot 2613 RP (Part) in D.D. 104 & Adjoining Government Land, Ngau Tam Mei, Yuen Long, N.T.

We are glad to submit the updated gist of application for your further processing of the captioned application.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at at your convenience.

Yours faithfully,

Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Mr. Wilken LAU) – By Email

	•
Gist of Applica	ation 申請摘要
consultees, uploaded deposited at the Plan (請 <u>盡量</u> 以英文及中	ails in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant to the Town Planning Board's Website for browsing and free downloading by the public and uning Enquiry Counters of the Planning Department for general information.) 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署規劃資料查詢處以供一般參閱。)
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 2613 RP (Part) in D.D. 104 & Adjoining Government Land, Ngau Tam Mei, Yuen Long N.T.
Site area 地盤面積	868 sq. m 平方米 ☑ About 約
	(includes Government land of 包括政府土地 11 sq. m 平方米 ☑ About 約)
Plan 圖則	Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12
Zoning 地帶	'Residential (Group D)' ("R(D)")
Type of Application 申請類別	□ 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 □ Year(s) 年 □ Month(s) 月
	□ 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 □ Year(s) 年 □ Month(s) 月 □ □
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services (Retail Shop for Selling Building Materials) for a Period of 3 Years

tpbpd@pland.gov.hk

寄件者:

king king

谷件日期:

2021年08月12日星期四 11:47

收件者:

wwklau@pland.gov.hk

副本:

进旨:

附件:

AYL-NTM/424 NTM424-ltr-02.pdf

Dear Wilken,

Please see attached letter for responding to the comments of Transport Department. Thank you.

Best Regards,

Patrick Tsui

Mobile::

98%

Total: 2 pages

Date: 12 August 2021

TPB Ref.: A/YL-NTM/424

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Shop and Services (Retail Shop for Selling Building Materials) for a Period of 3 Years at Lot 2613 RP (Part) in D.D. 104 & Adjoining Government Land, Ngau Tam Mei, Yuen Long, N.T.

Our response to the comments of Transport Department is as follow:

Transport Department's comment	Response
(a) The subject site is connected to Ngau Tam Mei Road via a section of local access which is not managed by Transport Department. The land status of the local access should be clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant land and maintenance authorities accordingly.	Noted. It is noted that the local access entirely falls upon Government land. The applicant will follow up with DLO/YL.
(b) Please be informed that all vehicles of 7m or above are currently prohibited to enter Ngau Tam Mei Road.	Noted. Only light goods vehicle and private car will access the site and they are shorter than 7m.
(c) The applicant should specify the type(s) of vehicle allowed for entering the subject site.	Only light goods vehicle and private car will access the site.
(d) The applicant should provide details of trip generation to justify the provision of 1 loading/unloading and 2 parking spaces within the subject site.	Noted. The loading/unloading bay will be occupies by light goods vehicle delivering building materials for retail purpose to the application site. It is noted that there will be one vehicular trip of light goods vehicle to and from the site every two days. As such, one loading/unloading bay for light goods

	vehicle would be adequate for the proposed development.
	The other two parking spaces for private car will be reserved for visitors with prior booking. As such, two parking spaces would be adequate to meet the demand for visitors with prior booking.
(c) No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.	Noted.

Yours faithfully,

THE WAR TO SERVE THE SERVE

Patrick Tsui

c.c. Fanling, Sheung Shui and Yucn Long East District Planning Office (Attn: Mr. Wilken LAU) - By Email

Urgent	☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups
	A/YL-NTM/424 19/08/2021 15:35
From: To: Cc: FileRef:	king king <- wwklau@pland.gov.hk TPB <tpbpd@pland.gov.hk></tpbpd@pland.gov.hk>
Dear Wilker We write to subject appli	confirm that there will be neither open storage nor workshop activities at the
Best regards	;



Similar s.16 Applications for Temporary Shop and Services Use within the "R(D)" Zone on the Ngau Tam Mei OZP

Approved s.16 Applications

No.	Application No.	Proposed Use(s)/ Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-NTM/234	Temporary Real Estate Office with Ancillary Car Park for a Period of 3 Years	27.3.2009 Approved by RNTPC
2.	A/YL-NTM/285	Temporary Real Estate Office and Transportation Office with Ancillary Car Park and Storage for a Period of 3 Years	8.2.2013 Approved by RNTPC [revoked on 8.8.2013]
3.	A/YL-NTM/290	Proposed Temporary Real Estate Office for a Period of 3 Years	19.4.2013 Approved by RNTPC [revoked on 19.10.2013]
4.	A/YL-NTM/374	Proposed Temporary Shop and Services (Real Estate Office and Transportation Office) with Ancillary Car Park and Storage for a Period of 3 Years	16.11.2018 Approved by RNTPC [revoked on 16.5.2019]
5.	A/YL-NTM/386	Temporary Shop and Services (Real Estate Office and Transportation Office) with Ancillary Car Park and Storage for a Period of 3 Years	22.3.2019 Approved by RNTPC [revoked on 22.8.2021]



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「提定見人」姓名/名稱 Name of person/company making this com

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tpbpd@pland.gov.hk

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(- 3 AUG 2021)
Town Planning Board

日期 Date_

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Town Planning

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03-AUG-2021 15:15 P.002

就規劃申請/獲核提出意見 Making Comment on Planning Application / Review 金号编號 Reference Number: 210720-162154-80197 提交限期 Deadline for submission: 06/08/2021 提交日期及時間 20/07/2021 16:21:54 Date and time of submission: 有關的規劃申請編號 The application no, to which the comment relates: A/YL-NTM/424 「提意見人」姓名/名稱 先生 Mr. LAM KA HING Name of person making this comment: 意見詳情 Details of the Comment:

反對·住壓攝及密集地方板商業活動,必引至附近環境污染,增加引擎火營危機,影響 村民安全及生活質數。

file://pld-egis3-app/Online_Comment/210720-162154-80197_Comment_A_YL-NTM... 21/07/2021

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0004 致城市规密委員會秘密: 等人送應変則號也第北角克斯道 333 號比角政府合著 15 條 傳真:28分 0245 安 2522 8426 電氣: tpbpd@pland.gov.hk To: Secretary, Town Planning Board By hand or post: 15/F, North Point Govern By Fax: 2877 0245 or 2522 8426 ent Offices, 333 Java Road, North Point, Hong Kong By e-mail: tpbpd@pland.gov.hk 有限的规则中镀镍铁 The application no, to which the comment relates ANL-NTM/424 意见鲜情(如有需要,满另真说明) Details of the Comment (use separate sheet if no 31-7-7021 日期 Date_

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AVL NTM/424 **苯尼萨特 (如有需要,诱另**真说明) Lip G. Hum 「投管見人」姓名/名稱 Name of person/company making this co Un Li Hu 日期 Date



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Recommended Advisory Clauses

- (a) The planning permission is given to the developments/uses under application. It does not condone any other developments/uses which currently occur on the Site but is not covered by the application. The applicant is requested to take immediate action to discontinue such developments/uses not covered by the permission;
- to note the comments of the District Lands Officer/Yuen Long, Lands Department (b) (DLO/YL, LandsD) that the Site comprises Government Land (GL) and an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No permission is given for occupation of GL of about 11m² in area (subject to verification) included in the Site. The act of occupation of GL without Government's prior approval is not allowed. The registered lot owner(s) will need to immediately apply to his office to permit the structures to be erected or regularise any irregularity on the Site, if any. The applicant has to either exclude the GL from the Site or apply for a formal approval prior to the actual occupation of the GL. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (c) to note the comments of the Commissioner for Transport (C for T) that Site is connected to Ngau Tam Mei Road via a section of local access which is not managed by the Transport Department (TD). The land status of the local access should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly. All vehicle of 7m or above are currently prohibited to enter Ngau Tam Mei Road;
- (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 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;
- (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 there is no public sewer connection available in the vicinity. The applicant shall seek views and comments from DEP regarding the sewage disposal arrangement of the proposed development. The applicant should make re-submission of the drainage proposal to address his comments:

- 1. Calculation to demonstrate the existing 450UC at south of the Site with sufficient capacity to receive the surface runoff shall be provided. Should connection to this 450UC is considered acceptable, a catchpit shall be constructed for connection of the proposed 375UC to the 450UC up to DSD's Standard and the applicant is required to submit a duly completed Form HBP1 with a cross cheque covering the technical audit fee and a plan showing the details of the proposed drainage connection works to his office for formal application for the required connection. Upon his office acceptance of the connection application, the applicant shall carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicant. The connection pipe outside the lot boundaries shall be handed over to DSD for maintenance after satisfactory technical audit by DSD;
- 2. There is an existing nullah available at west of the Site which may be of larger reserve capacity. The applicant is advised to consider connecting the surface drain of the development to it;
- (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; and
- to note the comments of the Chief Building Surveyor/New Territories West, Buildings (h) 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. 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 The granting of any planning approval should not be construed as an when necessary. 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 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 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.