

2021年 7月 2 日

A/YL-Appendix I of RNTPC
Paper No. A/YL-NTM/425

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

27 JUL 2021

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

Form No. S16-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 請在適當的方格內加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/MC-NTM/425
	Date Received 收到日期	27 JUL 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)

伍時君 NG Sze Kwan

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

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

R-riches Property Consultants Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 1766 RP and 1767 RP (Part) in D.D. 105 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 760 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 389 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 292 sq.m 平方米 <input checked="" 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	Approved Ngau Tam Mei OZP No.: SYL-NTM/12
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group C)" Zone
(f) Current use(s) 現時用途	Shop and services (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. 如上述任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知，詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
08/07/2021 (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 09/07/2021 (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 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	Proposed Temporary Shop and Services for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	394.2sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	365.8sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	13
Proposed domestic floor area 擬議住用樓面面積	N/Asq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	389sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	389sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Please refer to P04	
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	1
Motorcycle Parking Spaces 電單車車位	/
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	/
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	/
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	/
Others (Please Specify) 其他 (請列明)	/
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 Monday to Sunday 09:00 - 18:00 including public holiday			
(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)) Accessible from San Tam Road via local access..... <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)	
	No 否	<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>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

The applicant seeks to use Lots 1766 RP and 1767 RP (Part) in D.D. 105 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories (the Site) for 'Proposed Temporary Shop and Services for a Period of 3 Years' (proposed development) (Plan P01). The applicant would like to operate a metalware shop to serve the nearby workshops and locals.

The Site falls within an area zoned as "Residential (Group C)" ("R(C)") on the Approved Ngau Tam Mei Outline Zoning Plan No.: S/YL-NTM/12 (Plan P02). According to the Notes of the OZP, 'Shop and Services' is a column 2 use within the "R(C)" zone, which requires permission from the Board. Since the application is only on a temporary basis, it will not jeopardize the long term planning intention of the "R(C)" zone. The Site involves of a previous S.16 planning application (No. A/YL-NTM/375) for the same use by the same applicant, which was approved by the Board on 7.12.2018.

The Site occupied an area of 760 sq.m (about) of private land (Plan P03). 13 structures are proposed at the Site for storage of metalware goods, caretaker office, metalware goods shops, site office and rain shelter with total GFA of 389 sq.m (about) (Plan P04).

The operation hours of the proposed development are Monday to Sunday 09:00 - 18:00 (including public holiday). The estimated maximum number of visitor per day are 20 (about). The estimated number of staff working at the Site is 10.

The Site is accessible from Ngau Tam Mei Road via a local access. One private car parking space and two loading/unloading spaces for light goods vehicle are provided at the Site (Plan P04). Staff is required to take public transport to San Tam Road then walk to the Site. Adverse traffic impact will not be anticipated during the operation of the proposed development (Appendix I).

The applicant will strictly follow the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by EPD during the operation of the proposed development. The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures, i.e. submission of drainage, landscape and FSIs proposals will be provided to minimize nuisance to the existing environment after planning approval has been granted by the Board.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Shop and Services for a Period of 3 Years'.

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

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計師學會 /

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

R-riches Property Consultants Limited

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

Date 日期

25/05/2021

(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》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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	Lots 1766 RP and 1767 RP (Part) in D.D. 105 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories		
Site area 地盤面積	760	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	292	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Ngau Tam Mei Outline Zoning Plan No.: S/YL-NTM/12		
Zoning 地帶	"Residential (Group C)" Zone		
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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 <u> </u> <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 <u> </u> <input type="checkbox"/> Month(s) 月 <u> </u>		
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services for a Period of 3 Years		

(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
	Non-domestic 非住用	389	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 0.51
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	13	
(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	2.6 - 5.6 (about)	m 米 <input 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	48 % <input checked="" 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		1
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)		1 / / / / /
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數		2
	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

	<u>Chinese</u> 中文	<u>English</u> 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
Location plan, Plan showing the zoning of the application site.		
Plan showing the land status of the application site		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號。		

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

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

Estimated Traffic Generation and Attraction

Proposed Temporary Shop and Services for a Period of 3 Years in "Residential (Group C)" Zone,
 Lots 1766 RP and 1767 RP (Part) in D.D. 105 and Adjoining Government Land,
Ngau Tam Mei, Yuen Long, New Territories

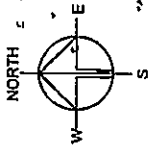
- (i) The application site (the Site) is accessible from Kam Sheung Road via a local access. A total of three parking and loading/unloading (L/UL) spaces are provided at the Site, details are as follows:

Type of Space	No. of Space
Private car parking space (visitor)	1
Light goods vehicle (staff)	2

- (ii) The operation hours of the proposed development are Monday to Sunday 09:00 to 18:00, including public holidays. Please see below the trip generation and attraction of the proposed development:

Time Period		Trip Generation and Attraction				
		Private Car (visitor)		Light Goods Vehicle (staff)		2-Way Total
		In	Out	In	Out	
AM Peak	09:00 – 10:00	1	1	0	0	2
PM Peak	17:00 – 18:00	1	1	0	0	2
Average (Per hour)	10:00 – 17:00	1	1	1	1	4

- (iii) Advanced appointment is required to access the Site, this could help to regulate and prevent excessive the number of visitors at the Site.
- (iv) Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period
- (v) No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period.
- (vi) No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;



Drawing No.
P01

Ver.
01

Project
PROPOSED
TEMPORARY
SHOP AND SERVICES FOR A
PERIOD OF 3 YEARS

LOTS 1766 RP AND 1767 RP
(PART) IN D.D. 105 AND
ADJOINING GOVERNMENT
LAND, NGAU TAM MEI, YUEN
LONG

Drawing Title

LOCATION PLAN

Scale of A1

1 : 4000

Drawn

2.7.2021

Revised

Date

LEGEND



APPLICATION SITE

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 760m² (ABOUT)

ACCESSIBLE FROM SAN TAM ROAD VIA LOCAL ACCESS

Mai Po Lo Wai

Mai Po
San Tsuen

Noble Village

MAI PO ROAD - NAI

ACCESSIBLE FROM SAN TAM
ROAD VIA LOCAL ACCESS

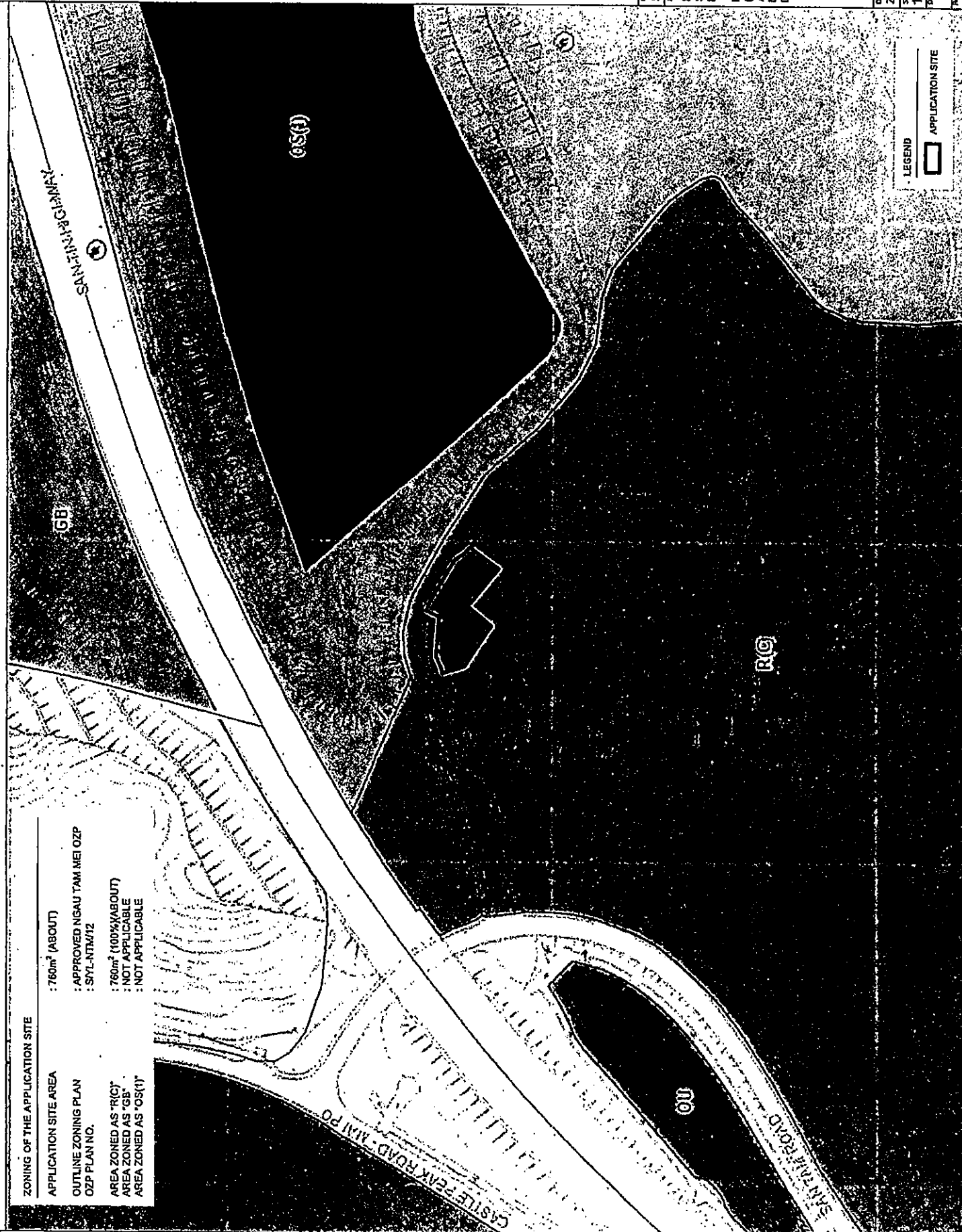
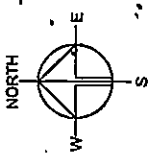
APPLICATION SITE

CASTLE PEAK ROAD - NAI
SANTAM ROAD

Scenic Heights

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 760m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED NGAU TAM MEI OZP
 OZP PLAN NO. : SYL-NTM/12
 AREA ZONED AS "RIC" : 760m² (100% (ABOUT))
 AREA ZONED AS "GB" : NOT APPLICABLE
 AREA ZONED AS "OS(1)" : NOT APPLICABLE

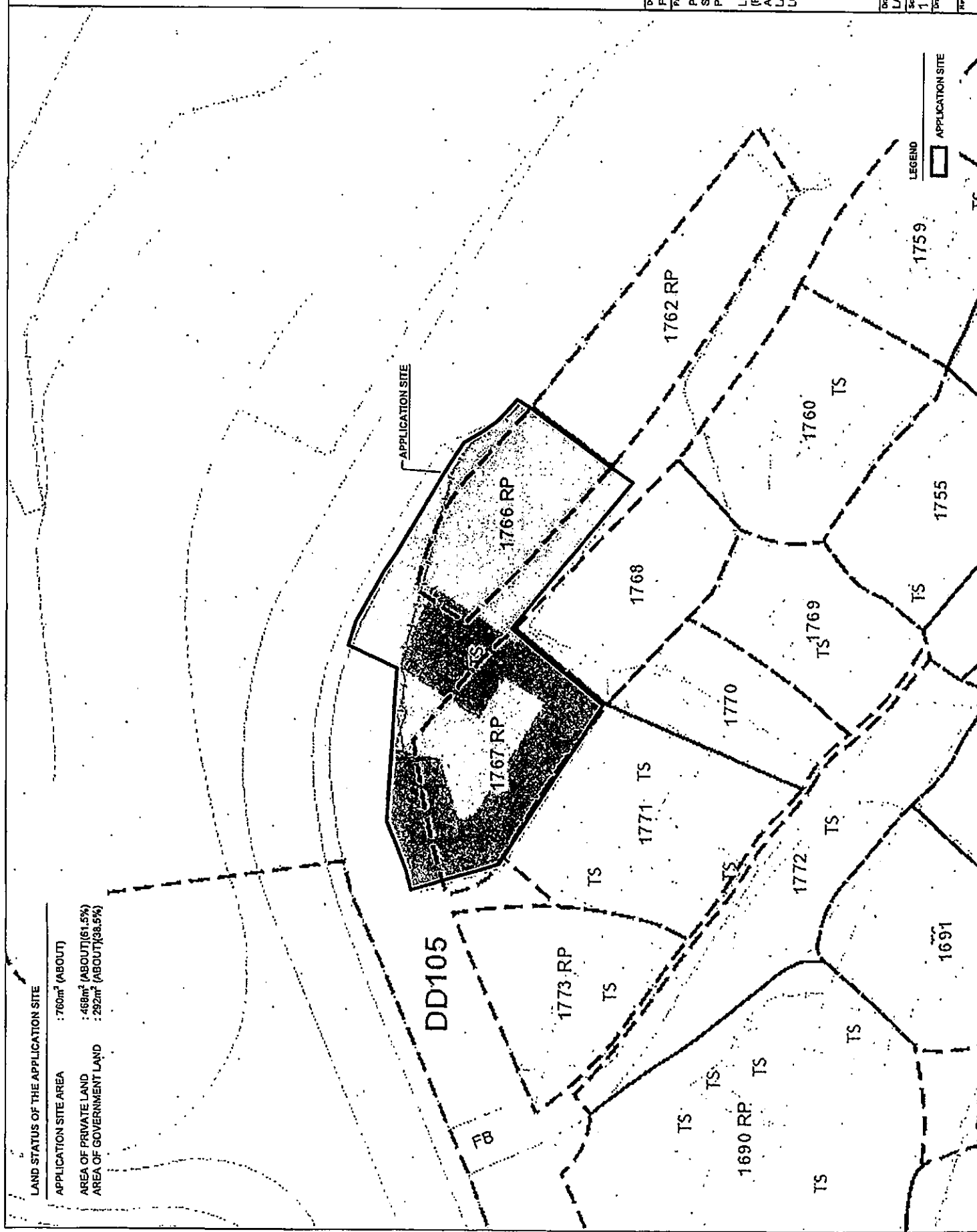
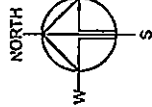


Drawing No.	P02	Ver.	01
Project	PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS		
LOTS 1766 RP AND 1767 RP (PART) IN D.D. 105 AND ADJOINING GOVERNMENT LAND, NGAU TAM MEI YUEN LONG			
Drawing Title	ZONING OF THE SITE		
Scale of A1	1 : 2000		
Drawn	Ueno	2.7.2021	Drawn
Revised			

LEGEND
 APPLICATION SITE

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 760m² (ABOUT)
 AREA OF PRIVATE LAND : 468m² (ABOUT)(61.5%)
 AREA OF GOVERNMENT LAND : 292m² (ABOUT)(38.5%)



Drawing No.	Ver.
P03	01
Project	
PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS	
LOTS 1766 RP AND 1767 RP (PART) IN D.D. 105 AND ADJOINING GOVERNMENT LAND, NGAU TAM MEL YUEN LONG	
Drawing Title	
LAND STATUS OF THE SITE	
Scale of Map	1 : 500
Drawn	Date
	2.7.2021
Reviewed	Date

LEGEND
 APPLICATION SITE

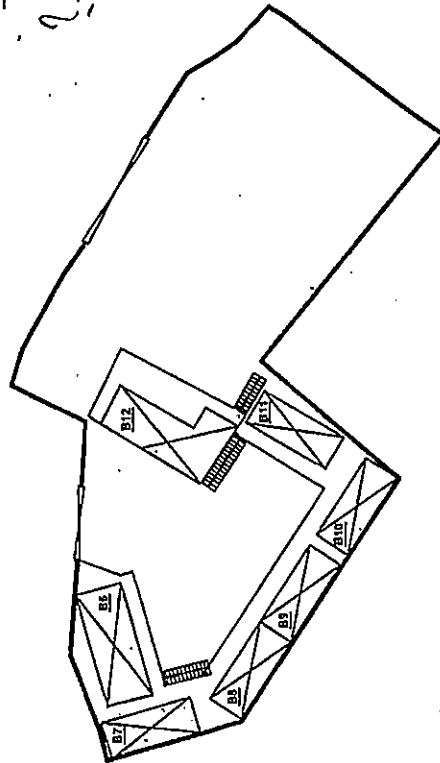
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 780m² (ABOUT)
COVERED AREA : 385.8m² (ABOUT)
UNCOVERED AREA : 394.2m² (ABOUT)
PLOT RATIO : 0.51 (ABOUT)
SITE COVERAGE : 49% (ABOUT)
NO. OF STRUCTURE : 13
DOMESTIC GFA : N/A
NON-DOMESTIC GFA : 388m² (ABOUT)
BUILDING HEIGHT : 2.5m - 5.6m (ABOUT)
NO. OF STOREY : 1

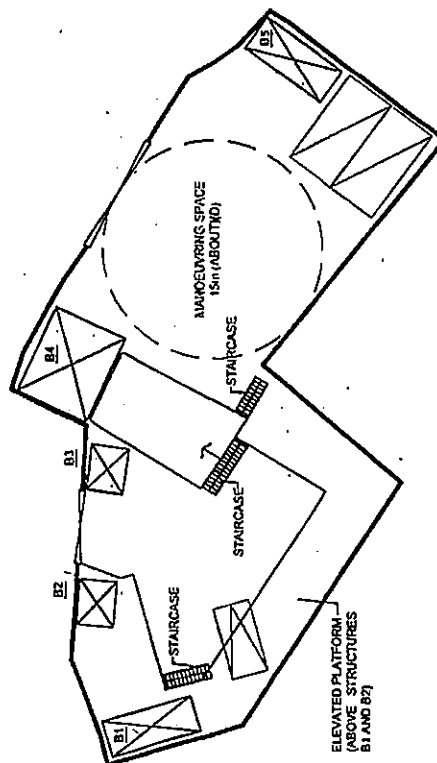
STRUCTURE	PROPOSED USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STORAGE OF METALWARE GOODS	COVERED BY B13	15.25m ² (ABOUT)	2.5m (ABOUT) (1-STORY)
B2	STORAGE OF METALWARE GOODS	COVERED BY B13	8m ² (ABOUT)	2.5m (ABOUT) (1-STORY)
B3	CARPENTER OFFICE	8m ² (ABOUT)	8m ² (ABOUT)	2.5m (ABOUT) (1-STORY)
B4	METALWARE GOODS SHOP	32.5m ² (ABOUT)	32.5m ² (ABOUT)	2.5m (ABOUT) (1-STORY)
B5	STORAGE OF METALWARE GOODS	15.25m ² (ABOUT)	15.25m ² (ABOUT)	2.5m (ABOUT) (1-STORY)
B6	METALWARE GOODS SHOP	COVERED BY B13	COVERED BY B13	2.5m (ABOUT) (1-STORY)
B7	METALWARE GOODS SHOP	COVERED BY B13	COVERED BY B13	2.5m (ABOUT) (1-STORY)
B8	METALWARE GOODS SHOP	COVERED BY B13	COVERED BY B13	2.5m (ABOUT) (1-STORY)
B9	METALWARE GOODS SHOP	COVERED BY B13	COVERED BY B13	2.5m (ABOUT) (1-STORY)
B10	METALWARE GOODS SHOP	COVERED BY B13	COVERED BY B13	2.5m (ABOUT) (1-STORY)
B11	METALWARE GOODS SHOP	COVERED BY B13	COVERED BY B13	2.5m (ABOUT) (1-STORY)
B12	SITE OFFICE	COVERED BY B13	COVERED BY B13	2.5m (ABOUT) (1-STORY)
B13	RAIN SHELTER (CANOPY)	310m ² (ABOUT)	310m ² (ABOUT)	5.6m (ABOUT)

TOTAL 385.8m² (ABOUT) / 389m² (ABOUT)

COVERED AREA OF B13 - 310m² (ABOUT) = GFA OF B13



FIRST FLOOR



GROUND FLOOR

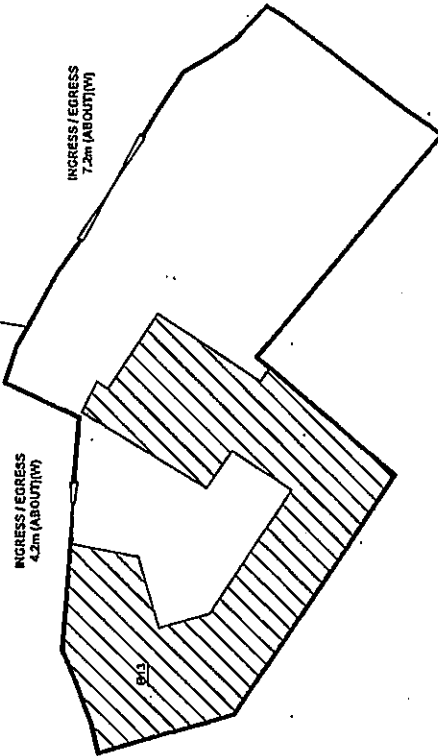
PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 1
DIMENSION OF PARKING SPACE : 2.5m (W) x 5m (L)
NO. OF LOU SPACE FOR LGV : 2
DIMENSION OF LOU SPACE : 3.5m (W) x 7m (L)

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- INGRESS / EGRESS
- PARKING SPACE
- LOADING / UNLOADING SPACE

APPLICATION SITE



CANOPY / RAIN SHELTER

INGRESS / EGRESS 7.2m (ABOUT) (W)

INGRESS / EGRESS 4.2m (ABOUT) (W)

Drawing No. P04
Project PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS
Vol. 01

LOTS 1766 RP AND 1767 RP (PART) IN D.D. 105 AND ADJOINING GOVERNMENT LAND, NGAU TAM MEL YUEN LONG

Drawing Title LAYOUT PLAN
Scale of Plan 1:500
Date 2.7.2021
Drawn
Reviewed



R-Riches
Property Consultants Ltd..

Appendix Ia of RNTPC
Paper No. A/YL-NTM/425

盈卓物業
顧問有限公司

Our Ref.: DD105 Lots 1766 RP & 1767 RP
Your Ref.: TPB/A/YL-NTM/425

The Secretary
Town Planning Board
15/F, North Point Government office
333 Java Road
North Point, Hong Kong
(Attn.: Mr. LEUNG Tel.: 2231 4828)

By Hand

3 August 2021

Dear Sir,

Supplementary Information

**Temporary Shop and Services for a Period of 3 Years in "Residential (Group C)" Zone,
Lots 1766 RP and 1767 RP (Part) in D.D. 105 and
Adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories**

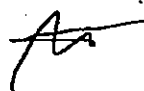
(S.16 Planning Application No. A/YL-NTM/425)

We are writing to submit 5 no. copies of revised application forms and plans for the subject application (*enclosed*).

Should you require more information regarding the application, please contact our Mr. Bon TANG at or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

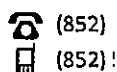

Matthew NG
Town Planner



DPO/FSYLE, Pland

(Attn.: Ms. Cherry YUEN
(Attn.: Mr. Wilken LAU

email: cchyuen@pland.gov.hk }
email: wwklau@pland.gov.hk }



(852)

(852)



(852)

**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	
	Date Received 收到日期	

- 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)

伍時君 NG Sze Kwan

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

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

R-riches Property Consultants Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 1766 RP and 1767 RP (Part) in D.D. 105 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories	
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 760 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 675.75 sq.m 平方米 <input checked="" type="checkbox"/> About 約	
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) 292 sq.m 平方米	<input checked="" 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	Approved Ngau Tam Mei OZP No.: SYL-NTM/12
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group C)" Zone
(f) Current use(s) 現時用途	Shop and services (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner" (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」 (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」 (請夾附業權證明文件)。
- ☒ is not a "current land owner".
並不是「現行土地擁有人」。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)#&
於 _____ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&

- ☒ posted notice in a prominent position on or near application site/premises on
08/07/2021 (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 09/07/2021 (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
 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

Temporary Shop and Services for a Period of 3 Years

(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	394.2	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	365.8	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	13		
Proposed domestic floor area 擬議住用樓面面積	N/A	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	675.75	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	675.75	sq.m	<input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Please refer to Plan P04.

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	1
Motorcycle Parking Spaces 電單車車位	/
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	/
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	/
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	/
Others (Please Specify) 其他 (請列明)	/

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 Monday to Sunday 09:00 - 18:00 including public holiday			
(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)) Accessible from San Tam Road via local access <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)	
	No 否	<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"/>		

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
.....	
.....	
.....	
.....	
.....	

(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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

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。

The applicant seeks to use Lots 1766 RP and 1767 RP (Part) in D.D. 105 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories (the Site) for 'Temporary Shop and Services for a Period of 3 Years' (proposed development) (**Plan P01**). The applicant would like to operate a metalware shop to serve the nearby workshops and locals.

The Site falls within an area zoned as "Residential (Group C)" ("R(C)") on the Approved Ngau Tam Mei Outline Zoning Plan No.: S/YL-NTM/12 (**Plan P02**). According to the Notes of the OZP, 'Shop and Services' is a column 2 use within the "R(C)" zone, which requires permission from the Board. Since the application is only on a temporary basis, it will not jeopardize the long term planning intention of the "R(C)" zone. The Site involves of a previous S.16 planning application (No. A/YL-NTM/375) for the same use by the same applicant, which was approved by the Board on 7.12.2018. However, due to non-compliance with approval conditions (f), (h) and (j) of the previous applications on 7.5.2021, which led to revocation (**Appendix I**).

The Site occupied an area of 760 sq.m (about) of private land (**Plan P03**). 13 structures are proposed at the Site for storage of metalware goods, caretaker office, metalware goods shops, site office and rain shelter with total GFA of 675.75 sq.m (about)(**Plan P04**). The operation hours of the proposed development are Monday to Sunday 09:00 - 18:00 (including public holiday). The estimated maximum number of visitor per day are 10 (about). The estimated number of staff working at the Site is 8.

The Site is accessible from Ngau Tam Mei Road via a local access. One private car parking space and two loading/unloading spaces for light goods vehicle are provided at the Site (**Plan P04**). Staff is required to take public transport to San Tam Road then walk to the Site. Adverse traffic impact will not be anticipated during the operation of the proposed development (**Appendix II**).

The applicant will strictly follow the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by EPD during the operation of the proposed development. The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures, i.e. submission of drainage, landscape and FSIs proposals are provided to minimize nuisance to the existing environment after planning approval has been granted by the Board (**Appendices III to V**).

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Temporary Shop and Services for a Period of 3 Years'.

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

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

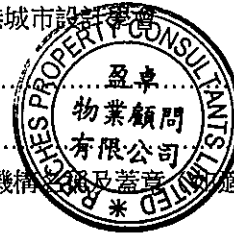
R-riches Property Consultants Limited

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

Date 日期

3/8/2021

(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	Lots 1766 RP and 1767 RP (Part) in D.D. 105 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories
Site area 地盤面積	760 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 292 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Ngau Tam Mei Outline Zoning Plan No.: S/YL-NTM/12
Zoning 地帶	"Residential (Group C)" Zone
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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas 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	Temporary Shop and Services for a Period of 3 Years

(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	675.75 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.9 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	13	
(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	2.6 - 5.6 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		1 - 2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	48 % <input checked="" 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		1
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		1 / / / / / /
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
Location plan, Plan showing the zoning of the application site,		
Plan showing the land status of the application site		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage Proposal, Landscape Proposal, Fire Service Installations Proposal		
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。

Background of the Previous Application

Temporary Shop and Services for a Period of 3 Years in "Residential (Group C)" Zone,
Lots 1766 RP and 1767 RP (Part) in D.D. 105 and Adjoining Government Land,
Ngau Tam Mei, Yuen Long, New Territories

(Application No. A/YL-NTM/425)

- (i) The application site (the Site) involves of a previous approved S.16 planning application (No. A/YL-NTM/375), which was submitted by the same applicant for the same use (shop and services). The application was approved with conditions on a temporary basis by the Town Planning Board (the Board) on 7.12.2018.
- (ii) However, the applicant failed to comply with approval conditions (f), (h), (j) by the designated time period, i.e. 7.5.2021, which led to revocation of the application, details are as follows:

Drainage facilities at the Site

- (a) Regarding planning approval condition (e) of the previous application, i.e. the submission of drainage proposal, the applicant made submissions on 17.5.2019, 26.9.2019 and 27.11.2019, the latest submission was accepted by Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD), hence, complied with on 17.12.2019.
- (b) Regarding planning approval condition (f) of the previous application, i.e. the implementation of drainage proposal, the construction works for drainage facilities were not completed within the designated time period due to the outbreak of coronavirus, which led to revocation of the application. The construction works for drainage facilities were completed in mid-May 2021.

Fire service installations at the Site

- (a) Regarding planning approval condition (g) of the previous application, i.e. submission of fire service installations (FSIs) proposal, the applicant made submissions on 4.6.2019, 4.5.2020 and 19.5.2020, the latest submission was accepted by Director of Fire Service (D of FS), hence, complied with on 1.6.2020.
- (b) As the Site falls on Old Schedule Agricultural Lots held under the Block Government Lease, there is the restriction that no structure is allowed to be erected without the prior approval of the Government (Lands Department). The applicant is required to submit STW application for erection of structures at the Site. The applicant submitted STW application to LandsD on 11.1.2019.
- (c) Approval of STW was obtained by the applicant on 30.7.2021. As FSIs are proposed at structures, the applicant could not implement the accepted FSIs proposal before

structures are erected, hence, condition (h) of the previous approved application, i.e. the implementation of FSIs proposal was not complied with within the compliance period, which led to revocation of the application.

Landscape Planting at the Site

- (a) Regarding planning approval condition (i) of the previous application, the applicant made submission on 4.6.2019 and the submission was accepted by Chief Town Planner/Urban Design and Landscape Section, Planning Department (CTP/UD&L, PlanD), hence, complied with on 24.6.2019.
 - (b) Regarding planning approval condition (j) of the previous approved application, i.e. the implementation of landscape proposal, it is considered appropriate to implement the accepted landscape proposal after works for drainage facilities have been completed. This is to minimize adverse impact to trees during the construction period.
 - (c) Therefore, the applicant could not complete works to implement the accepted landscape proposal within the designated time period, which led to revocation of the application.
- (iii) The applicant will make submissions for compliance with approval conditions within the designated time period after planning approval has been granted from the Town Planning Board.

Estimated Traffic Generation and Attraction

Temporary Shop and Services for a Period of 3 Years in "Residential (Group C)" Zone,
Lots 1766 RP and 1767 RP (Part) in D.D. 105 and Adjoining Government Land,
Ngau Tam Mei, Yuen Long, New Territories

(Application No. A/YL-NTM/425)

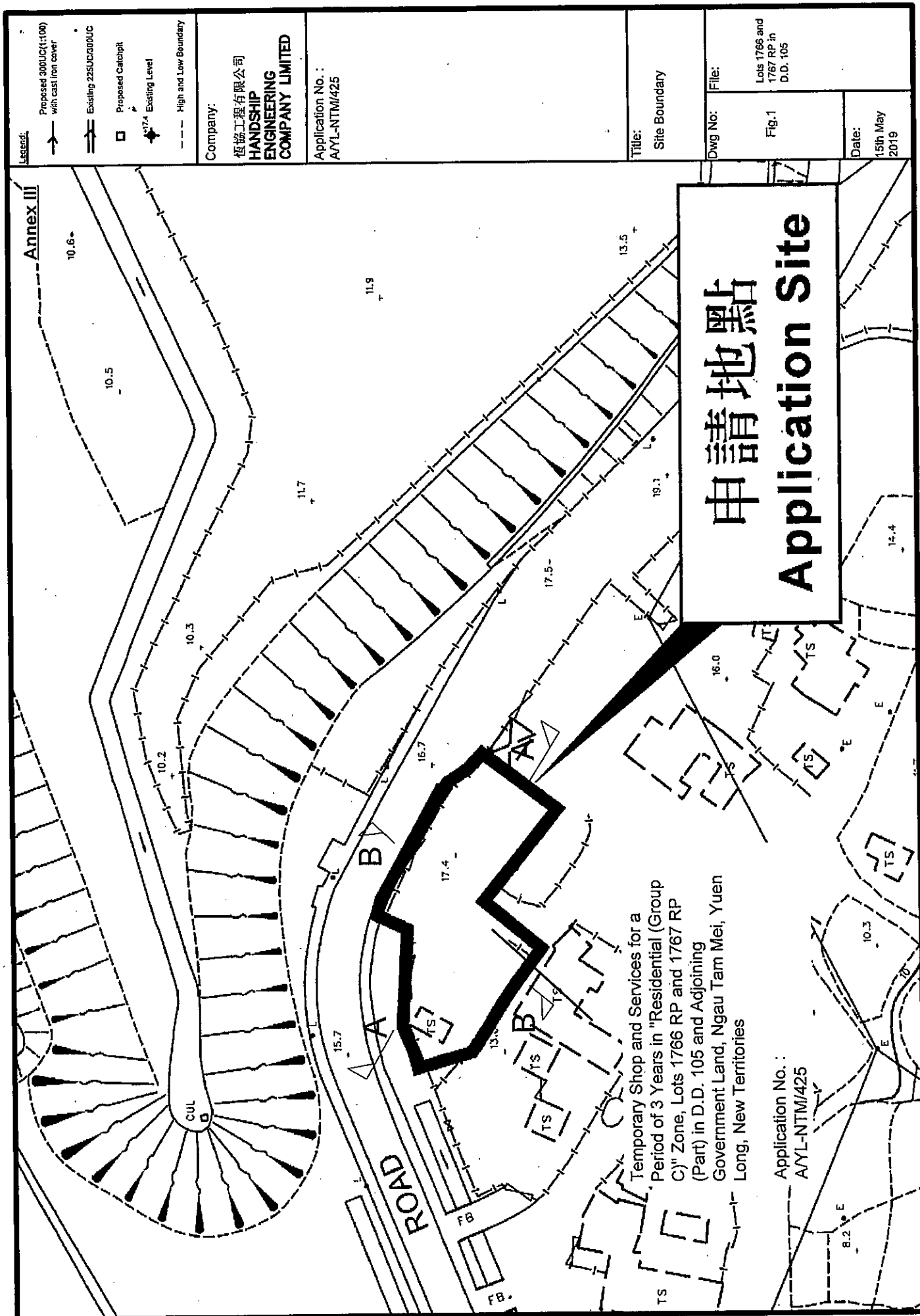
- (i) The application site (the Site) is accessible from Kam Sheung Road via a local access. A total of three parking and loading/unloading (L/UL) spaces are provided at the Site, details are as follows:

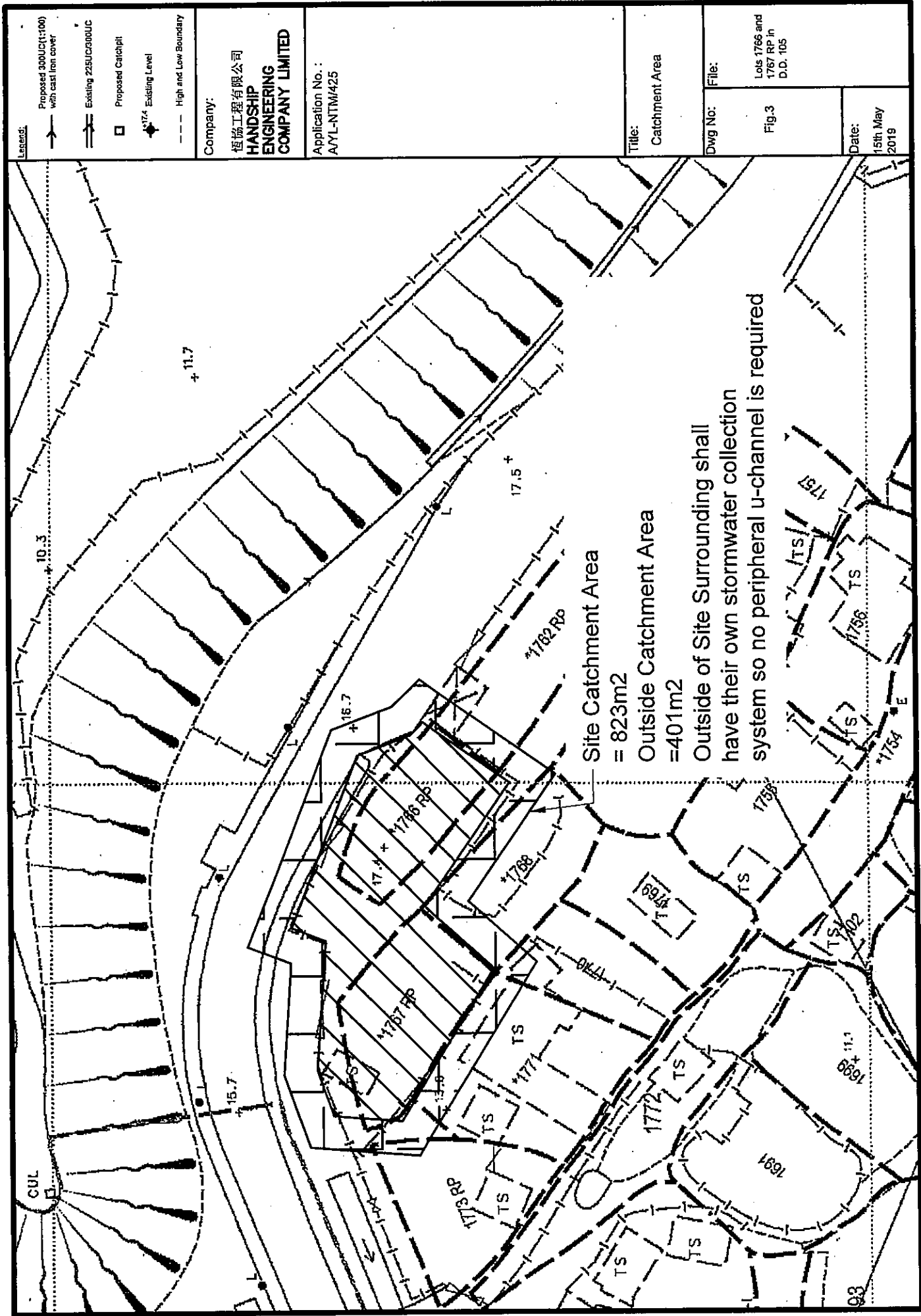
Type of Space	No. of Space
Private car parking space (visitor)	1
Light goods vehicle (staff)	2

- (ii) The operation hours of the proposed development are Monday to Sunday 09:00 to 18:00, including public holidays. Please see below the trip generation and attraction of the proposed development:

Time Period		Trip Generation and Attraction				
		Private Car (visitor)		Light Goods Vehicle (staff)		2-Way Total
		In	Out	In	Out	
AM Peak	09:00 – 10:00	1	1	0	0	2
PM Peak	17:00 – 18:00	1	1	0	0	2
Average (Per hour)	10:00 – 17:00	1	1	1	1	4

- (iii) Advanced appointment is required to access the Site, this could help to regulate and prevent excessive the number of visitors at the Site. Same arrangement has been adopted by the previous approved S.16 planning application (No. A/YL-NTM/375) and is workable.
- (iv) Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period.
- (v) No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period.
- (vi) No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;





Legend:

- Proposed 300UC(1100) with cast iron cover
- Existing 225UC200UC
- Proposed Catchpit
- Existing Level
- High and Low Boundary

Company:

恒協工程有限公司
**HANDSHIP
ENGINEERING
COMPANY LIMITED**

Application No.:
AYL-NTM/425

Title:

Catchment Area

Dwg No:

Fig.3

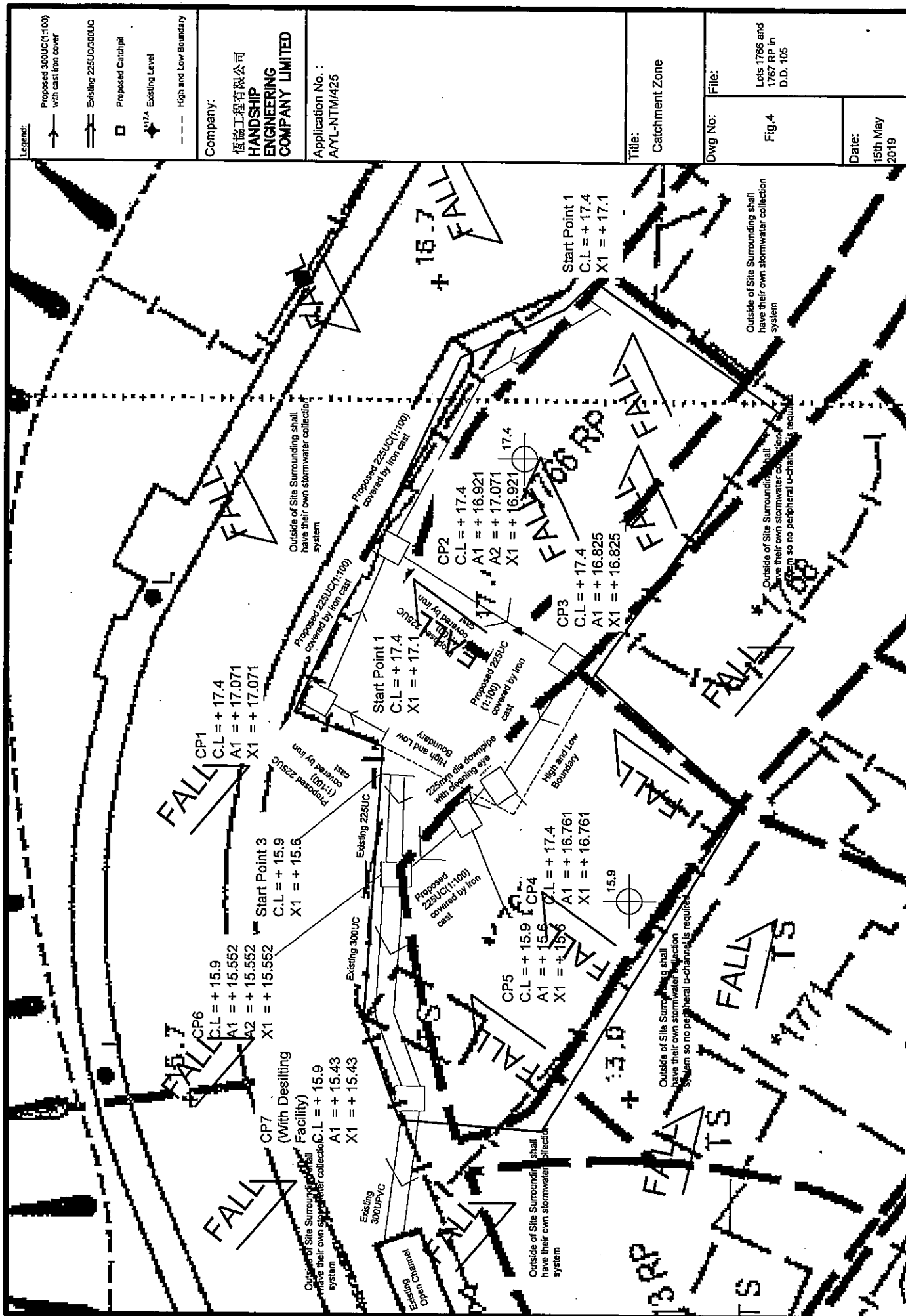
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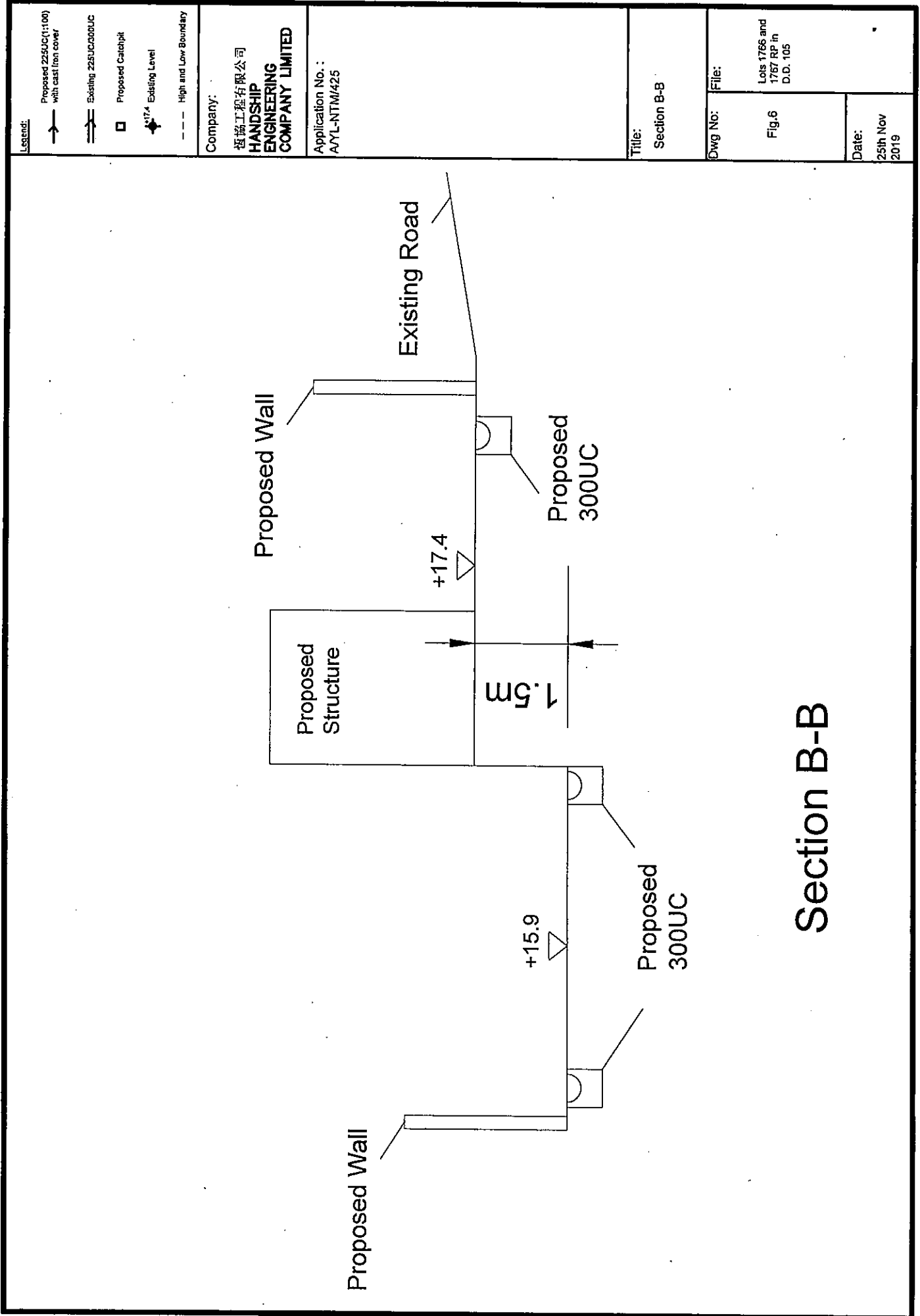
Lots 1766 and
1767 RP in
D.D. 105

Date:

15th May
2019

Site Catchment Area
= 823m²
Outside Catchment Area
= 401m²
Outside of Site Surrounding shall
have their own stormwater collection
system so no peripheral u-channel is required





Legend:

- Proposed 225UC(1:100) with cast iron cover
- Existing 225UC300UC
- Proposed Catchpit
- Existing Level
- High and Low Boundary

Company:

恆協工程有限公司
HANDSHIP
ENGINEERING
COMPANY LIMITED

Application No. :
AYL-NTM/425

Title:

Section B-B

Dwg No:

Fig.6

File:

Lots 1766 and
1767 RP in
D.D. 105

Date:

25th Nov
2019

Section B-B

Company: 恆協工程有限公司 HANDSHIP ENGINEERING LIMITED
Project: A/YL-NTM/425

Date: 2019/4/27

Calculation for channels:

Catchment Area of site

Site Catchment Area = 823 m²
= 0.000823 km²

Peak runoff in m³/s = 0.278 x 0.95 x 250 mm/hr x 0.000823 km²
= 0.054339 m³/s
= 3260 liter/min

Outside Catchment Area = 401 m²
= 0.000401 km²

Peak runoff in m³/s = 0.278 x 0.25 x 250 mm/hr x 0.000401 km²
= 0.006967 m³/s
= 418 liter/min

Total peak runoff in m³/s = 0.061306 m³/s
= 3678 liter/min

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, 225UC will be suitable for site
For conservative design, 300UC is used in this site

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:150, 300UC will be suitable for A

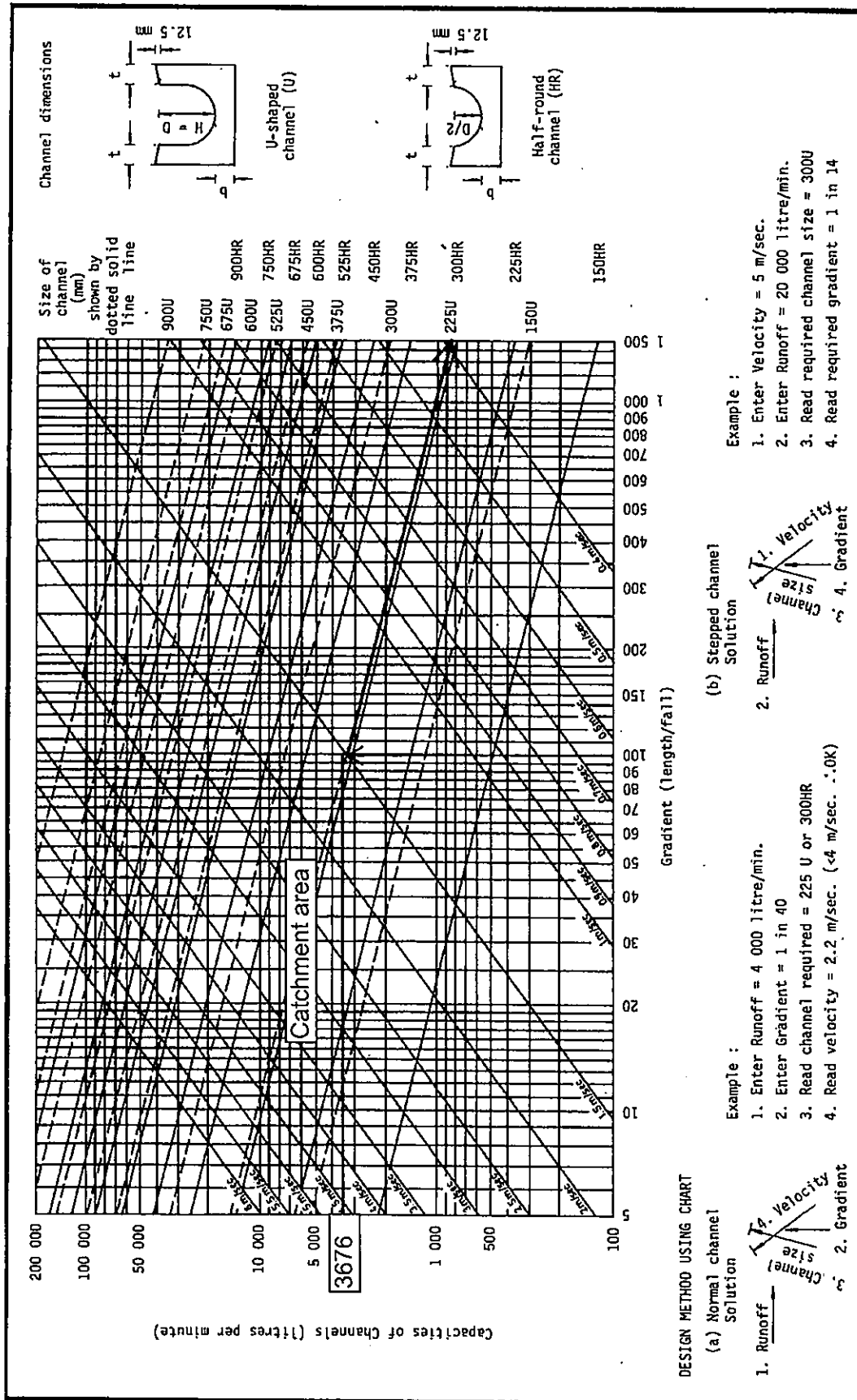


Figure 8.7 - Chart for the Rapid Design of Channels

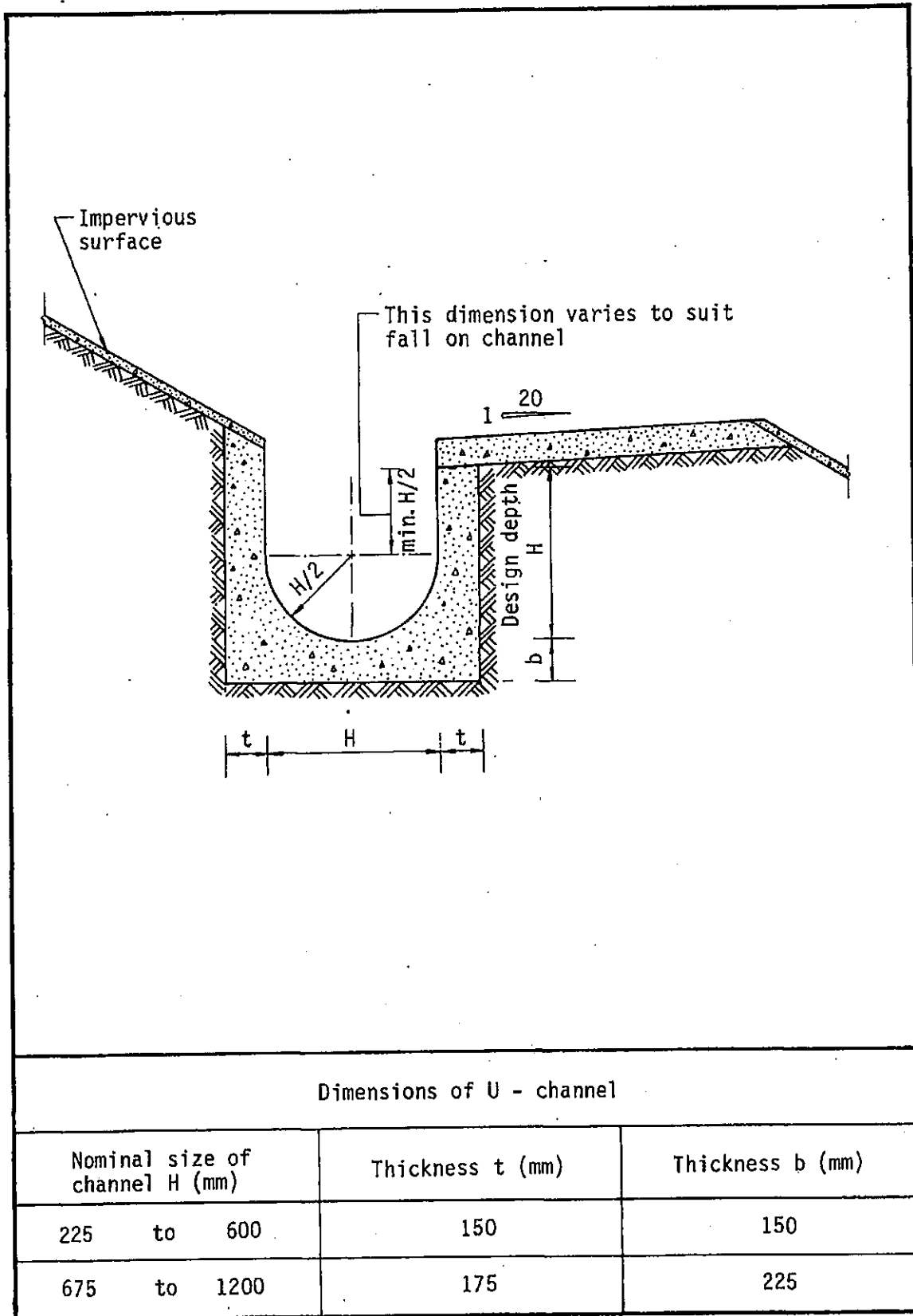


Figure 8.11 - Typical U-channel Details

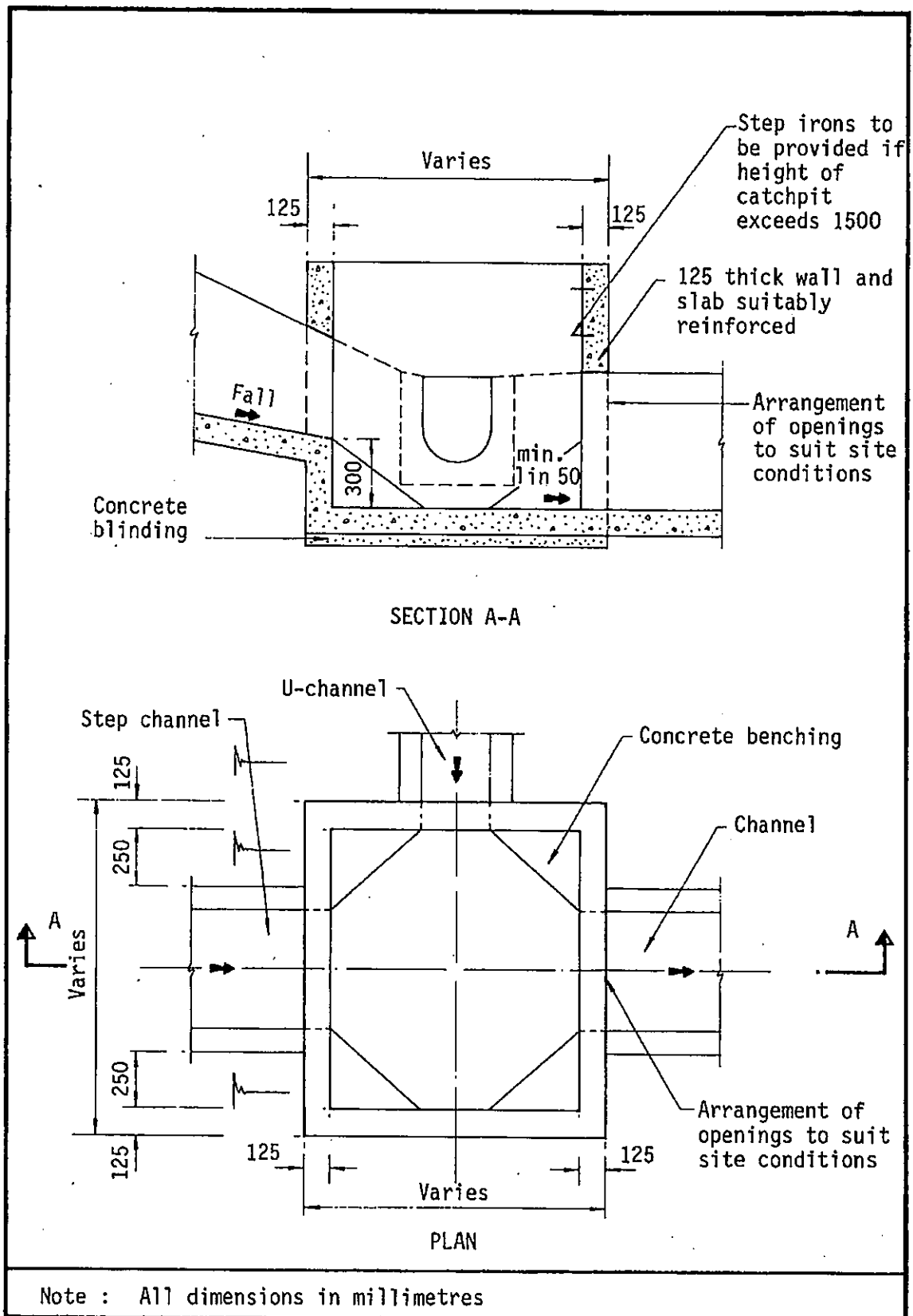
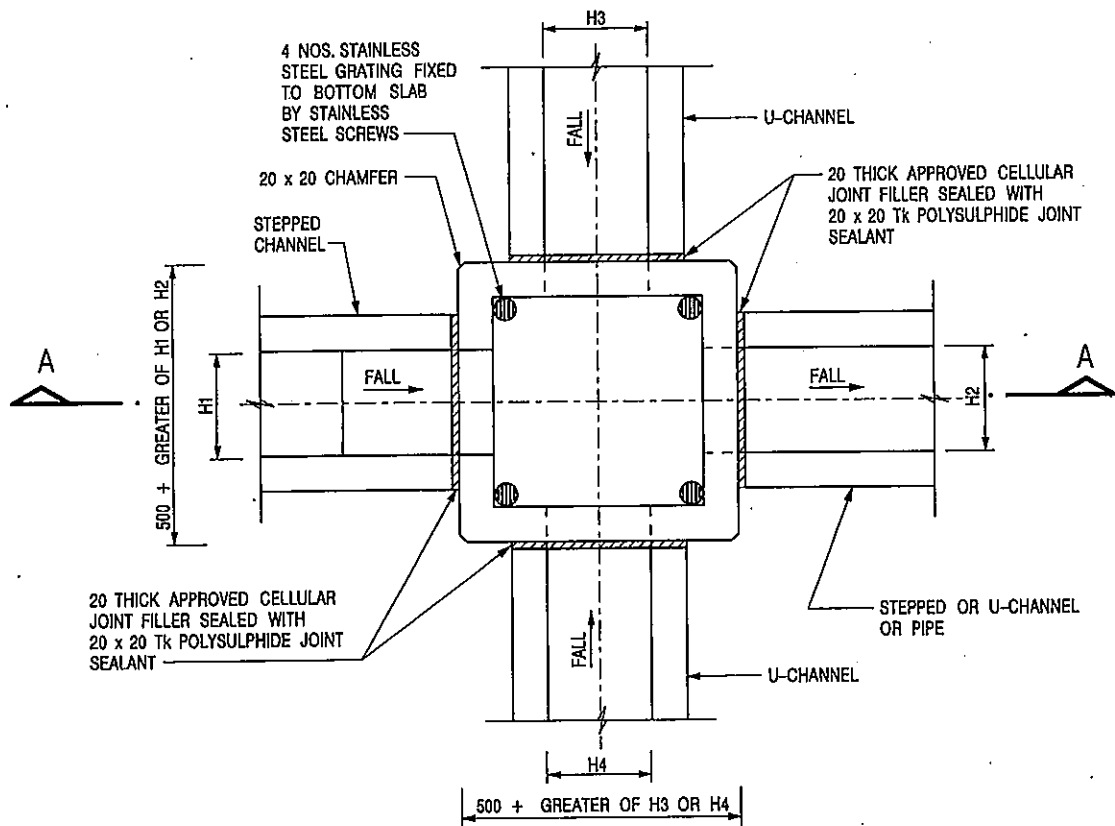


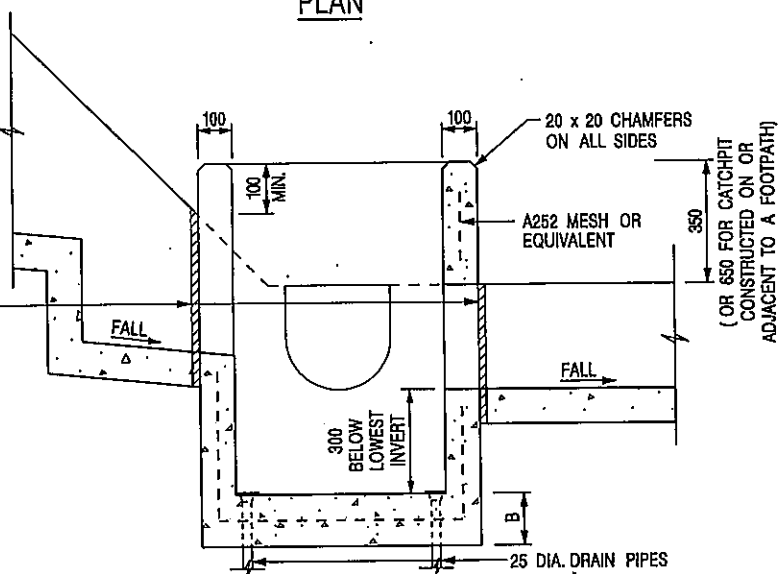
Figure 8.10 - Typical Details of Catchpits



PLAN

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



SECTION A - A

NOTES:

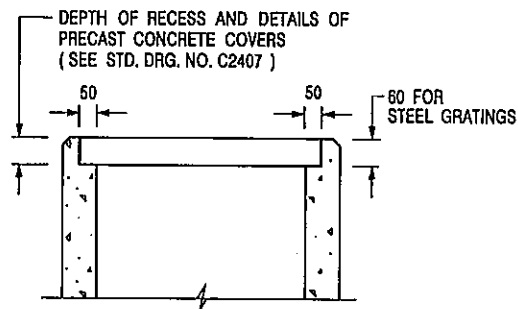
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

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
CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		
SCALE 1 : 20	DRAWING NO. C2406 /1	
DATE JAN 1991		

We Engineer Hong Kong's Development




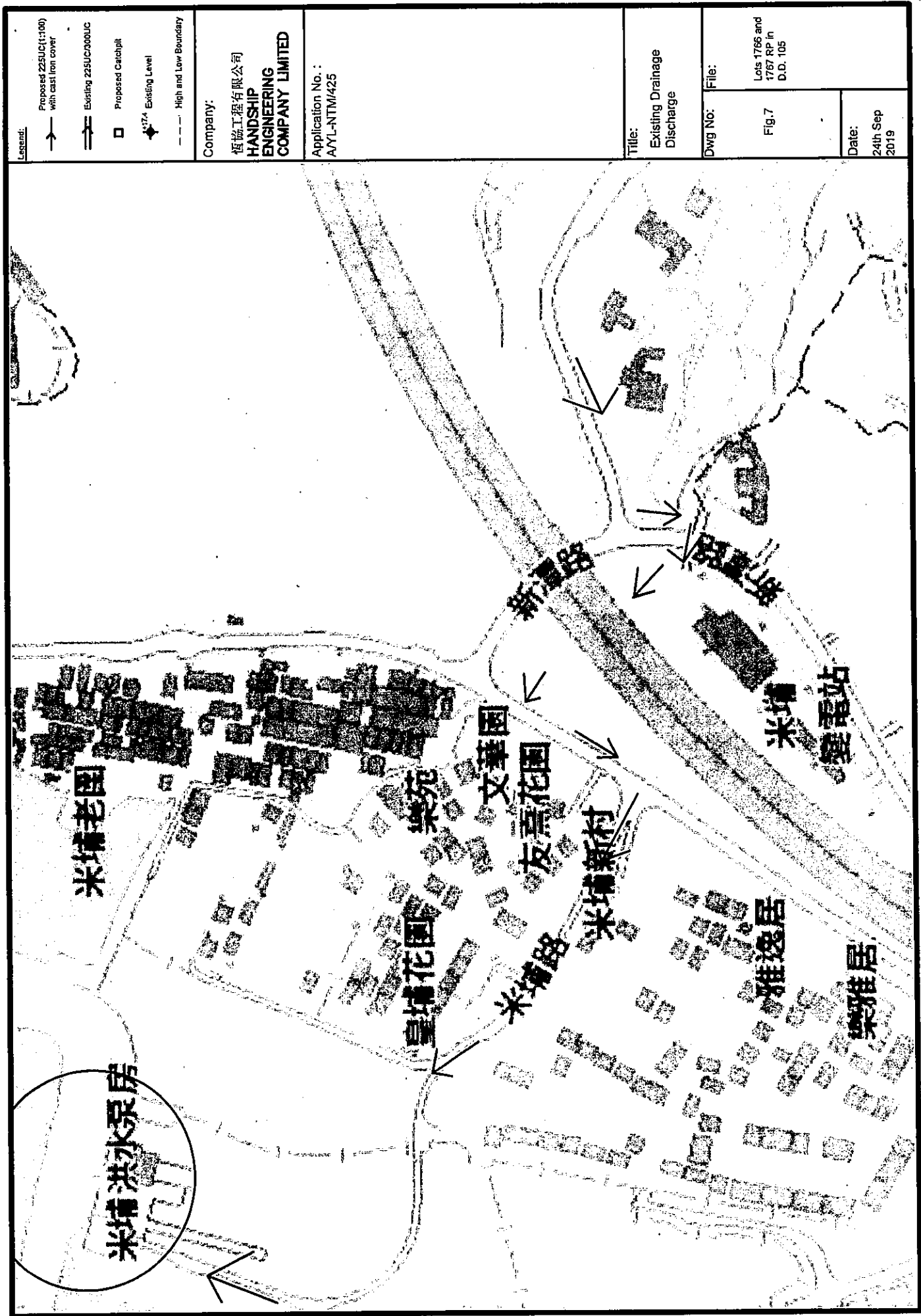
ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

CATCHPIT WITH TRAP
(SHEET 2 OF 2)

-	FORMER DRG. NO. C2405J.	Original Signed	03.2016
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE 1 : 20		DRAWING NO.	
DATE JAN 1991		C2406 / 2	



Legend:

- Proposed 225UC(1:100) with cast iron cover
- Existing 225UC200UC
- Proposed Catchpit
- Existing Level
- High and Low Boundary

Company:
 恒協工程有限公司
**HANDSHIP
 ENGINEERING
 COMPANY LIMITED**

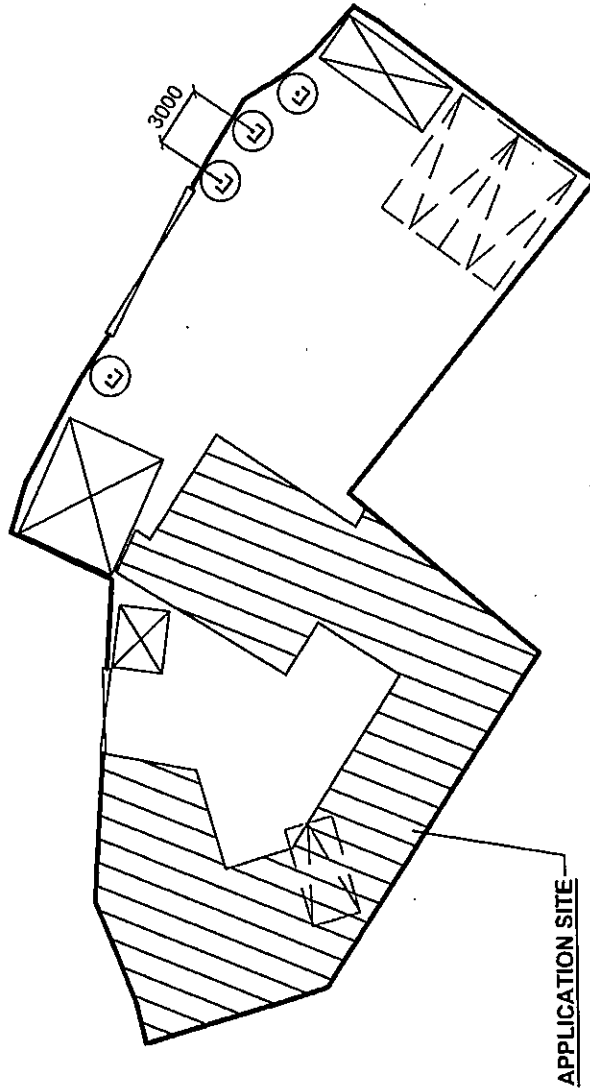
Application No. :
 AYL-NTM/425

Title:
 Existing Drainage
 Discharge

Dwg No:	File:
Fig.7	Lots 1766 and 1767 RP in D.D. 105
Date:	
24th Sep 2019	

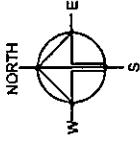
LANDSCAPE PROPOSAL

NO. OF PROPOSED TREE: 4
 SPECIES OF TREE: BAUHINIA BLAKEANA
 HEIGHT OF TREE: NOT LESS THAN 2.75m (ABOUT)
 SPACING OF TREE: NOT MORE THAN 3m (ABOUT)
 DIMENSION OF TREE PIT: 1m (L) X 1m (W) X 1.2m (D)(ABOUT)
 KERBS ARE PROPOSED TO PREVENT TREE FROM DAMAGING
 BY MOVEMENT OF VEHICLE

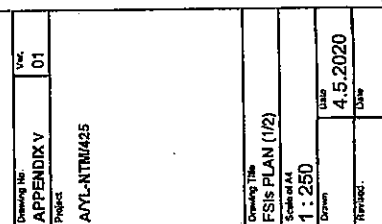


LEGEND

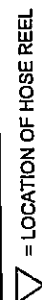
- STRUCTURE
- CANOPY
- PARKING / LUL SPACE
- PROPOSED TREE
- KERB














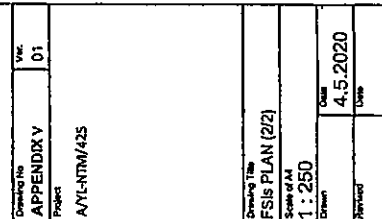
Drawing No.	APPENDIX IV	Ver.	01
Project	AYL-NTM425		
Drawing Title	LANDSCAPE PLAN		
Scale of A4	1 : 350		
Drawn			
Reviewed	4.6.2019		
Date			



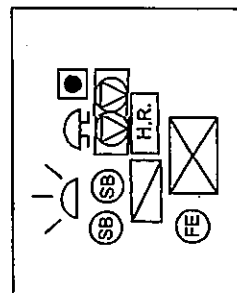
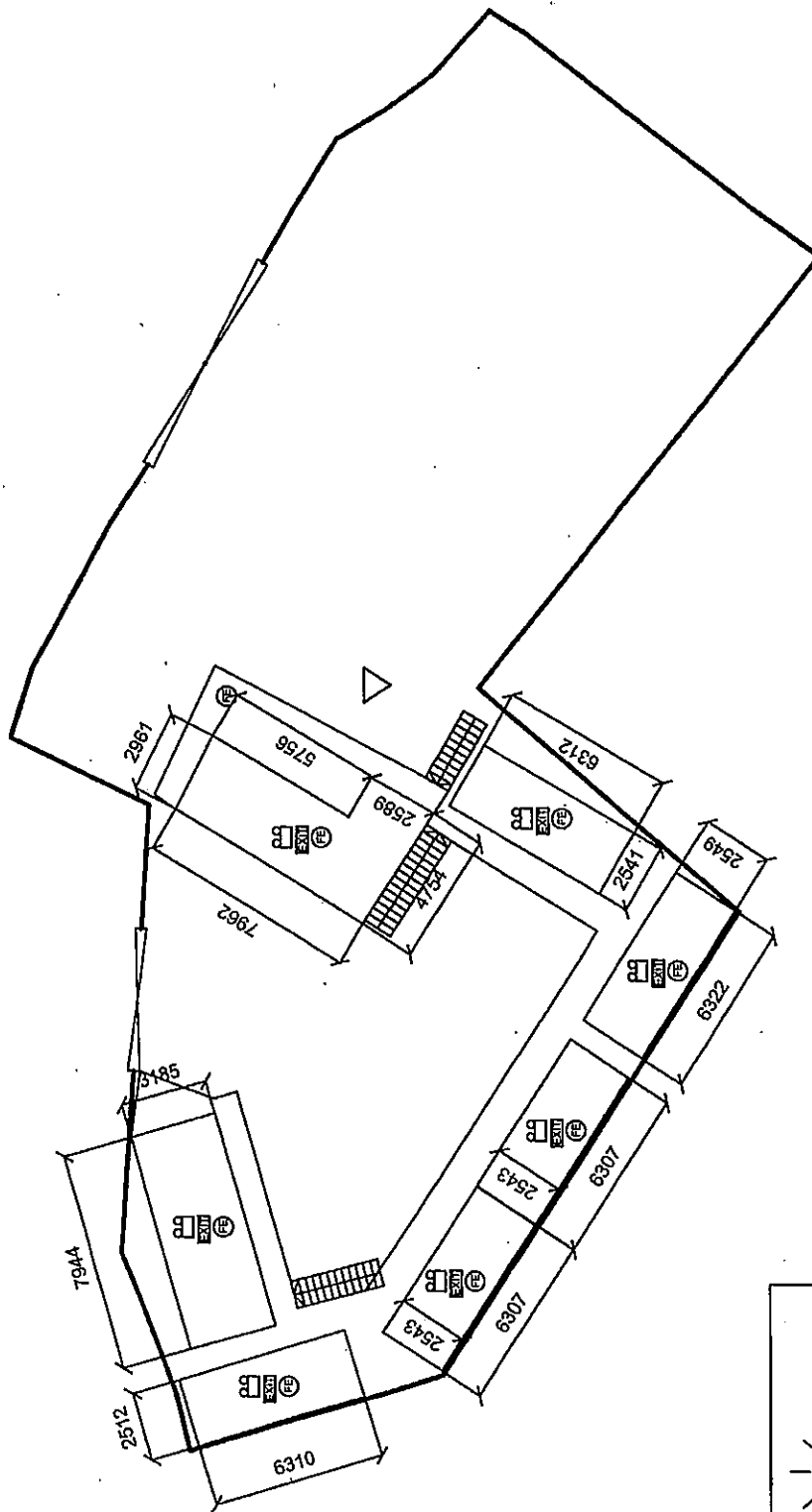
- 1) SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BSS266- PART1 AND BS EN1838- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BSS266- PART 1 AND FSD CIRCULAR LETTER 57/2008.
- 2) FIRE ALARM SYSTEM PROVIDED FOR THE ENTIRE BUILDING IN ACCORDANCE WITH BSS266- PART 1 AND FSD CIRCULAR LETTER 57/2008.
- 3) A SUFFICIENT NUMBER OF EXTINGUISHERS SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BSS266- PART 1 AND FSD CIRCULAR LETTER 57/2008.
- 4) A SUFFICIENT NUMBER OF EXTINGUISHERS SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BSS266- PART 1 AND FSD CIRCULAR LETTER 57/2008.
- 5) POTABLE HAND-OPERATED APPROVED APPLICATION SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- 6) FIRE ALARM SYSTEMS AS REQUIRED UNDER THE DESIGN MANUA : BARRIER FREE ACCESS 2/2008 (FSD CIRCULAR LETTER NO.2/2012)
- 7) WHERE AN ELECTRICAL INSTALLATION IS REQUIRED TO COMPLY WITH THIS CODE, A PRIMARY AND SECONDARY SOURCE OF SUPPLY SHALL BE PROVIDED TO THE SATISFACTION OF THE DIRECTOR OF FIRE SERVICES AND ALL SUCH INSTALLATIONS SHALL BE FED FROM BOTH THE PRIMARY AND SECONDARY SOURCE OF SUPPLY.



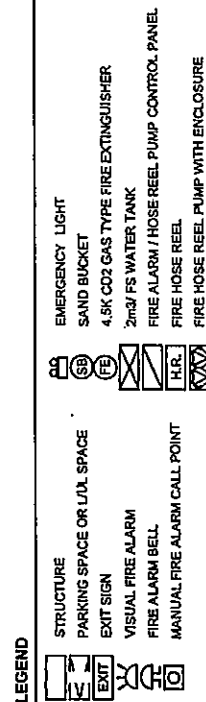
	STRUCTURE		EMERGENCY LIGHT
	PARKING SPACE OR LAUL SPACE		SAND BUCKET
	EXIT SIGN		4.5K CO2 GAS TYPE FIRE EXTINGUISHER
	VISUAL FIRE ALARM		2m ³ FS WATER TANK
	FIRE ALARM BELL		FIRE ALARM / HOSE REEL PUMP CONTROL PANEL
	MANUAL FIRE ALARM CALL POINT		FIRE HOSE REEL
			FIRE HOSE REEL PUMP WITH ENCLOSURE

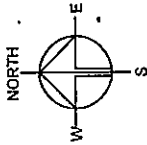


- 1) SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH 853266: PART1 AND 85 EN1838.
- 2) SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH 853268: PART1 1 AND FSD CIRCULAR LETTER 5/2008.
- 3) FIRE ALARM SYSTEM PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH 85-5839-1:2002A 2:2008 AND FSD CIRCULAR LETTER. 4/2009 ONE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO VISUAL WARNING DEVICE INITIATION.
- 4) A MOJDED HOSE REEL SYSTEM SUPPLIED BY 2m³ FS WATER TANK SHALL BE PROVIDED. THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF EACH BUILDING CAN BE REACH BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING.
- 5) POTABLE HAND-OVERED APPLICATION SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- 6) VISUAL FIRE ALARM SYSTEMS AS REQUIRED UNDER THE DESIGN MANUAL : BARRIER FREE ACCESS 2:2008 (FSD CIRCULAR LETTER NO. 2/2012)
- 7) WHERE AN ELECTRICAL INSTALLATION IS REQUIRED TO COMPLY WITH THIS CODE, A PRIMARY AND SECONDARY SOURCE OF SUPPLY SHALL BE PROVIDED TO THE SATISFACTION OF THE DIRECTOR OF FIRE SERVICES AND ALL SUCH INSTALLATIONS SHALL BE FED FROM BOTH THE PRIMARY AND SECONDARY SOURCE OF SUPPLY.



▽ = LOCATION OF HOSE REEL





LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 760m² (ABOUT)

ACCESSIBLE FROM SAN TAM ROAD VIA LOCAL ACCESS

Mai Po Lo Wai

Mai Po
San Tsuen

Noble Village

MAI PO ROAD - MAIN

CASTLE PEAK ROAD - MAIN

SAN TAM ROAD

ACCESSIBLE FROM SAN TAM
ROAD VIA LOCAL ACCESS

APPLICATION SITE

Mai Po Lung
Tsuen

LEGEND

APPLICATION SITE

Drawing No.
P01

Ver.

01

Project
TEMPORARY SHOP AND
SERVICES FOR A PERIOD OF
3 YEARS

LOTS 1766 RP AND 1767 RP
(PART) IN D.D. 105 AND
ADJOINING GOVERNMENT
LAND, NGAU TAM MEI, YUEN
LONG

Drawing Title

LOCATION PLAN

Scale of Plan

1 : 4000

Drawn

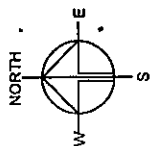
Date

2.8.2021

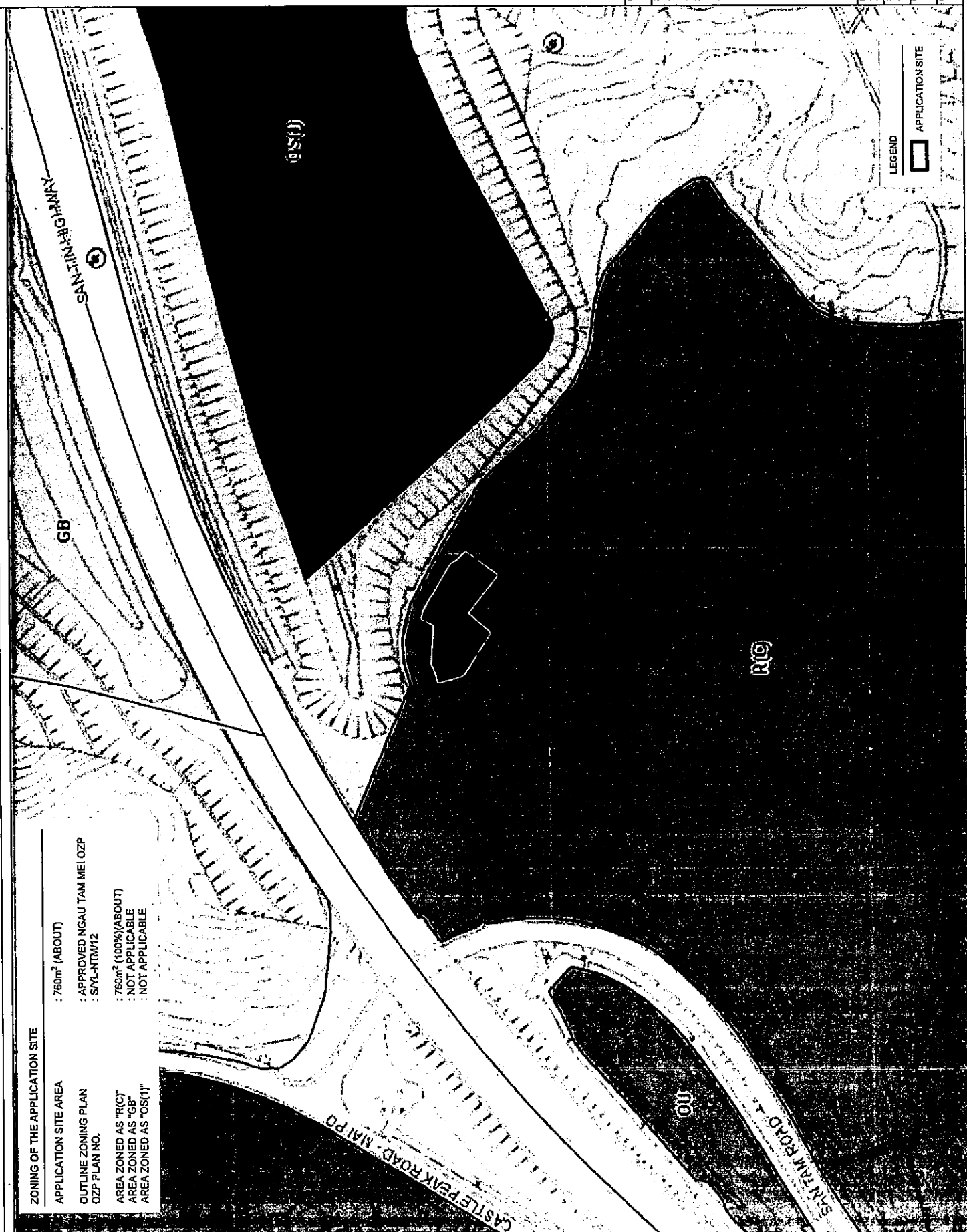
Reviewed

Date

Scenic Heights



Drawing No.	Ver.
P02	01
Project	
TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS	
LOTS 1766 RP AND 1767 RP (PART) IN D.D. 105 AND ADJOINING GOVERNMENT LAND, NGAU TAM MEI, YUEN LONG	
Drawing Title	
ZONING OF THE SITE	
Scale of A4	
1:2000	
Drawn	Date
	2.8.2021
Revised	Date

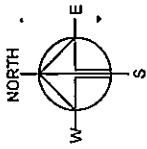


ZONING OF THE APPLICATION SITE

- APPLICATION SITE AREA : 760m² (ABOUT)
- OUTLINE ZONING PLAN : APPROVED NGAU TAM MEI OZP
- OZP PLAN NO. : SYL-NTM/12
- AREA ZONED AS "R(1)" : 760m² (100%)(ABOUT)
- AREA ZONED AS "GB" : NOT APPLICABLE
- AREA ZONED AS "OS(1)" : NOT APPLICABLE

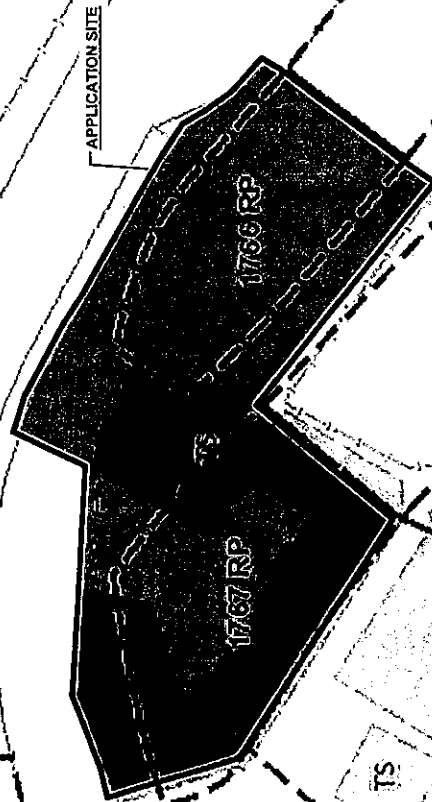
LEGEND

☐ APPLICATION SITE



LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 760m² (ABOUT)
 AREA OF PRIVATE LAND : 468m² (ABOUT)(61.5%)
 AREA OF GOVERNMENT LAND : 292m² (ABOUT)(38.5%)



APPLICATION SITE

DD105

FB

1762 RP

1768

1771 TS

1770

1772 TS

TS

1690 RP

1691

1769 TS

1760 TS

1755

1759

LEGEND

APPLICATION SITE

Drawing No. P03
 Project P03
 Ver. 01

TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS

LOTS 1766 RP AND 1767 RP (PART) IN D.D. 105 AND ADJOINING GOVERNMENT LAND, NGAU TAM MEI, YUEN LONG

Drawing Title LAND STATUS OF THE SITE

Scale of Map 1 : 500

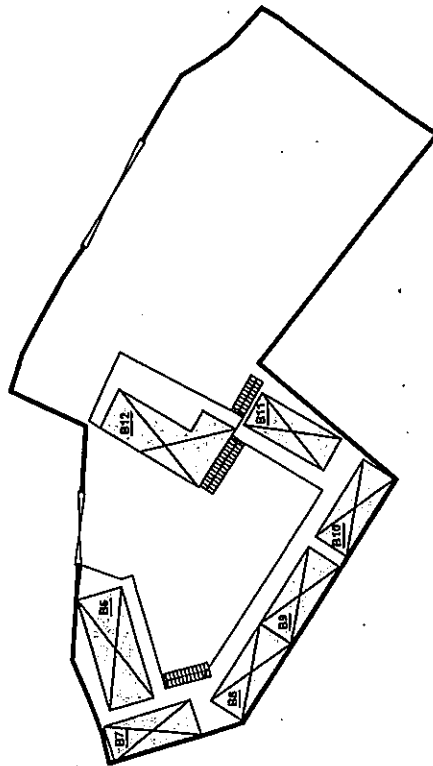
Date 2.8.2021

Drawn By

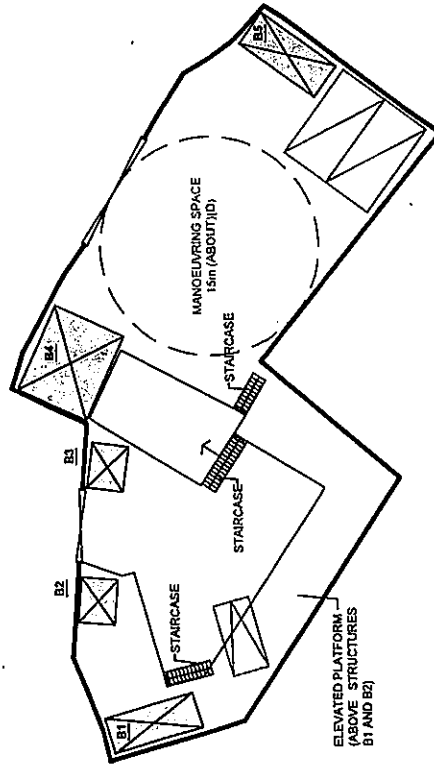
Revised

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 760m ² (ABOUT)
COVERED AREA	: 385.8m ² (ABOUT)
UNCOVERED AREA	: 394.2m ² (ABOUT)
PLOT RATIO	: 0.9 (ABOUT)
SITE COVERAGE	: 48% (ABOUT)
NO. OF STRUCTURE	: 13
DOMESTIC GFA	: N/A
NON-DOMESTIC GFA	: 675.75m ² (ABOUT)
BUILDING HEIGHT	: 2.6m - 5.6m (ABOUT)
NO. OF STOREY	: 1 - 2



FIRST FLOOR



GROUND FLOOR

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 2.5m (W) x 5m (L)
NO. OF LUL SPACE FOR LGV	: 2
DIMENSION OF LUL SPACE	: 3.5m (W) x 7m (L)

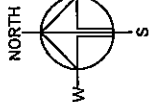
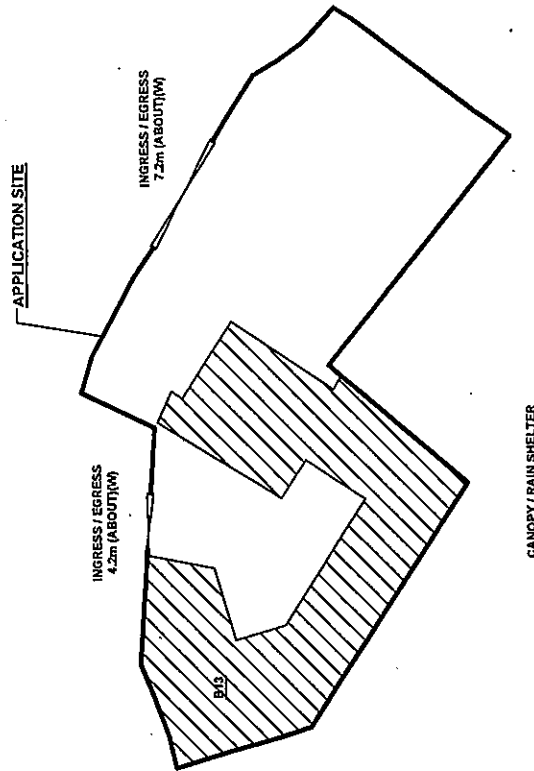
STRUCTURE

B1	STORAGE OF METALWARE GOODS	COVERED BY B13	COVERED BY B13	2.6m (ABOUT)(1-STORY)
B2	STORAGE OF METALWARE GOODS	COVERED BY B13	COVERED BY B13	2.6m (ABOUT)(1-STORY)
B3	CARETAKER OFFICE	8m ² (ABOUT)	8m ² (ABOUT)	2.6m (ABOUT)(1-STORY)
B4	METALWARE GOODS SHOP	32.5m ² (ABOUT)	32.5m ² (ABOUT)	2.6m (ABOUT)(1-STORY)
B5	STORAGE OF METALWARE GOODS	15.25m ² (ABOUT)	15.25m ² (ABOUT)	2.6m (ABOUT)(1-STORY)
B6	METALWARE GOODS SHOP	COVERED BY B13	COVERED BY B13	2.6m (ABOUT)(1-STORY)
B7	METALWARE GOODS SHOP	COVERED BY B13	COVERED BY B13	2.6m (ABOUT)(1-STORY)
B8	METALWARE GOODS SHOP	COVERED BY B13	COVERED BY B13	2.6m (ABOUT)(1-STORY)
B9	METALWARE GOODS SHOP	COVERED BY B13	COVERED BY B13	2.6m (ABOUT)(1-STORY)
B10	METALWARE GOODS SHOP	COVERED BY B13	COVERED BY B13	2.6m (ABOUT)(1-STORY)
B11	METALWARE GOODS SHOP	COVERED BY B13	COVERED BY B13	2.6m (ABOUT)(1-STORY)
B12	SITE OFFICE	COVERED BY B13	COVERED BY B13	2.6m (ABOUT)(1-STORY)
B13	RAIN SHELTER (CANOPY)	310m ² (ABOUT)	620m ² (ABOUT)	5.6m (ABOUT)(2-STORY)

TOTAL 385.8m²(ABOUT)

675.75m²(ABOUT)

APPLICATION SITE



Drawing No. P04

Ver. 01

Project
TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS

LOTS 1766 RP AND 1767 RP (PART) IN D.D. 105 AND ADJOINING GOVERNMENT LAND, NGAU TAM MEI, YUEN LONG

Drawing Title
LAYOUT PLAN

Scale of A4
1 : 500

Drawn
2.8.2021

Revised
Date

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	INGRESS / EGRESS
	PARKING SPACE
	LOADING / UNLOADING SPACE

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



[FI] S.16 Application No. A/YL-NTM/425 - FI to address departmental comments
09/09/2021 12:11

From: Matthew Ng
To: Town Planning Board <tpbpd@pland.gov.hk>
Cc:

FileRef:

1 attachment



FI for A_YL-NTM_425 (20210909).pdf

Dear Sir,

Attached please find the FI to address departmental comments of the subject application. Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Matthew NG | Planning and Development Manager
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

T: (852) | F: (852) 2 | M: (852) | E:

A:

Our Ref.: DD105 Lots 1766 RP & 1769 RP
Your Ref.: TPB/A/YL-NTM/425

The Secretary
Town Planning Board
15/F, North Point Government office
333 Java Road
North Point, Hong Kong

By Email

9 September 2021

Dear Sir,

1st Further Information

Temporary Shop and Services for a Period of 3 Years in "Residential (Group C)" Zone, Lots 1766 RP and 1767 RP (Part) in D.D. 105 and Adjoining Government Land, Ngau Tam Mei, Yuen Long

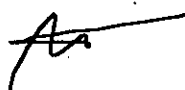
(S.16 Planning Application No. A/YL-NTM/425)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Bon TANG at or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

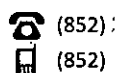


Matthew NG
Planning and Development Manager

cc DPO/FSYLE, PlanD

(Attn.: Ms. Cherry YUEN
(Attn.: Mr. Wilken LAU

email: r...@riches.hk)
email: v...@riches.hk)



Responses-to-Comments

Temporary Shop and Services for a Period of 3 Years in "Residential (Group C)" Zone,
Lots 1766 RP and 1767 RP (Part) in D.D. 105 and Adjoining Government Land, Ngau Tam Mei, Yuen Long

(Application No. A/YL-NTM/425)

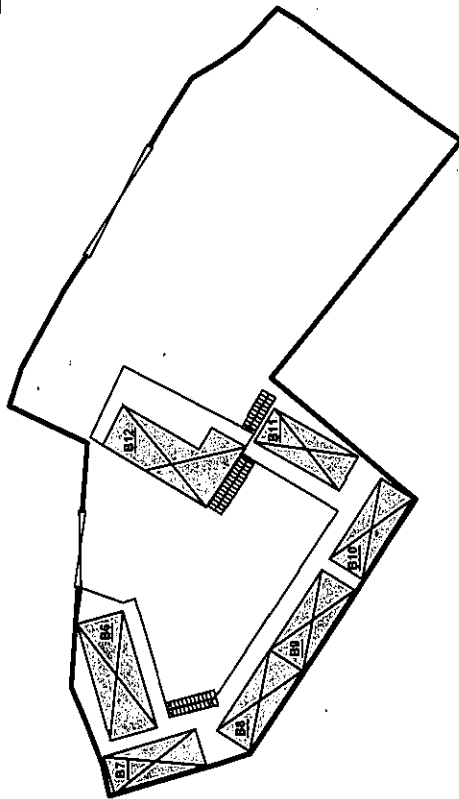
- (i) A total of 13 structures are provided at the application site (the Site), i.e. 11 existing structures (B1 to B3, B6 to B13) and 2 proposed structures (B4 and B5)(Plan 1). The applicant will strictly follow the proposed scheme after planning approval has been obtained from the Town Planning Board (the Board).

- (ii) A RtoC Table:

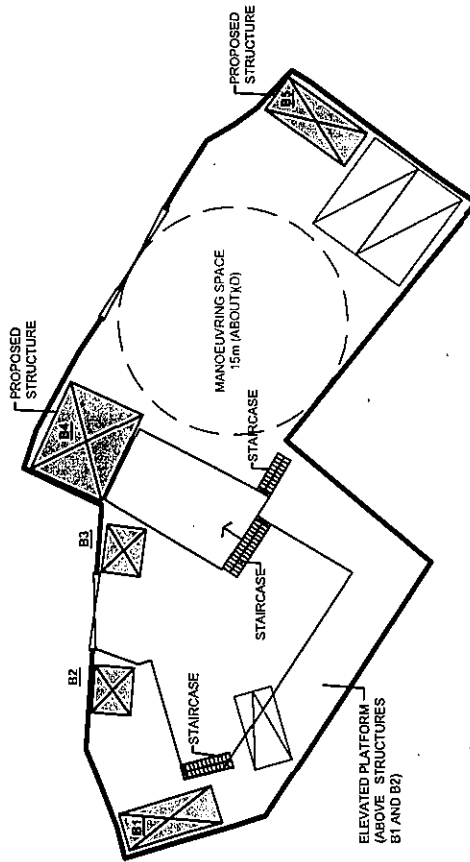
	Departmental Comments	Applicant's Responses
1. Comments of Commissioner for Transport (Contact Person: Mr. TSE Ho-hang; Tel: 2399 2727)		
(a)	The applicant should justify for the provision of 2 vehicular access within the same Site.	The ingress/egress A is for private cars, while ingress/egress B is for light goods vehicles (Plan 1). Because the Site is divided into eastern and western portions by the existing structure B13 and has a significant level difference, it is considered necessary to provide two vehicular access for the Site's operation. The separation of parking and loading/unloading space is also intended to provide sufficient space for vehicles to manoeuvre smoothly within the Site, ensuring that no vehicle will queue back to or reverse onto/from the Site. Same arrangement has been adopted by the applicant of the previous approved S.16 planning application No. A/YL-NTM/375 for the same use and is workable.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 760m ² (ABOUT)
COVERED AREA	: 365.8m ² (ABOUT)
UNCOVERED AREA	: 394.2m ² (ABOUT)
PLOT RATIO	: 0.9 (ABOUT)
SITE COVERAGE	: 48% (ABOUT)
NO. OF STRUCTURE	: 13
DOMESTIC GFA	: N/A
NON-DOMESTIC GFA	: 675.75m ² (ABOUT)
BUILDING HEIGHT	: 2.6m - 5.6m (ABOUT)
NO. OF STOREY	: 1-2



FIRST FLOOR



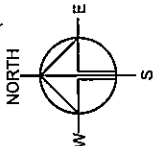
GROUND FLOOR

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 2.5m (W) x 5m (L)
NO. OF LUL SPACE FOR LGV	: 2
DIMENSION OF LUL SPACE	: 3.5m (W) x 7m (L)

STRUCTURE	PROPOSED USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STORAGE OF METALWARE GOODS	COVERED BY B13	COVERED BY B13	2.6m (ABOUT)(1-STOREY)
B2	STORAGE OF METALWARE GOODS	COVERED BY B13	COVERED BY B13	2.6m (ABOUT)(1-STOREY)
B3	CARETAKER OFFICE	8m ² (ABOUT)	8m ² (ABOUT)	2.6m (ABOUT)(1-STOREY)
B4	METALWARE GOODS SHOP*	32.5m ² (ABOUT)	32.5m ² (ABOUT)	2.6m (ABOUT)(1-STOREY)
B5	STORAGE OF METALWARE GOODS*	15.25m ² (ABOUT)	15.25m ² (ABOUT)	2.6m (ABOUT)(1-STOREY)
B6	METALWARE GOODS SHOP	COVERED BY B13	COVERED BY B13	2.6m (ABOUT)(1-STOREY)
B7	METALWARE GOODS SHOP	COVERED BY B13	COVERED BY B13	2.6m (ABOUT)(1-STOREY)
B8	METALWARE GOODS SHOP	COVERED BY B13	COVERED BY B13	2.6m (ABOUT)(1-STOREY)
B9	METALWARE GOODS SHOP	COVERED BY B13	COVERED BY B13	2.6m (ABOUT)(1-STOREY)
B10	METALWARE GOODS SHOP	COVERED BY B13	COVERED BY B13	2.6m (ABOUT)(1-STOREY)
B11	METALWARE GOODS SHOP	COVERED BY B13	COVERED BY B13	2.6m (ABOUT)(1-STOREY)
B12	SITE OFFICE	COVERED BY B13	COVERED BY B13	2.6m (ABOUT)(1-STOREY)
B13	RAIN SHELTER (CANOPY)	310m ² (ABOUT)	620m ² (ABOUT)	5.6m (ABOUT)(2-STOREY)
TOTAL		365.8m ² (ABOUT)	675.75m ² (ABOUT)	

STRUCTURES B4 AND B5 ARE PROPOSED STRUCTURES.
THE REMAINING STRUCTURE B1 TO B3, B6 TO B13 ARE EXISTING STRUCTURE



Drawing No. **PLAN 1**
Ver. **01**

TEMPORARY SHOP AND
SERVICES FOR A PERIOD OF
3 YEARS

LOTS 1766 RP AND 1767 RP
(PART) IN D.D. 105 AND
ADJOINING GOVERNMENT
LAND, NGAU TAM MEI, YUEN
LONG

Drawing Title
LAYOUT PLAN

Scale of A4
1 : 500

Date
2.8.2021

Revision
8.9.2021

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	INGRESS / EGRESS
	PARKING SPACE
	LOADING / UNLOADING SPACE

Previous s.16 Application

Approved Application

<u>No.</u>	<u>Application No.</u>	<u>Proposed Uses</u>	<u>Date of Consideration</u> <u>(RNTPC/TPB)</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 [Revoked on 7.5.2021]

* denotes permission revoked

**Similar s.16 Applications for Temporary Shop and Services Use
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>
1.	A/YL-NTM/369*	Proposed 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]
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
3.	A/YL-NTM/419	Temporary Shop and Services (Sales of Gardening and Building Materials) for a Period of 3 Years	14.5.2021 Approved by RNTPC
4.	A/YL-NTM/422	Proposed Temporary Shop and Services (Retail Shop of Automated Home Accessories) for a Period of 3 Years	11.6.2021 Approved by RNTPC
5.	A/YL-NTM/423	Proposed Temporary Shop and Services (Retail Shop of Building Materials) for a Period of 3 Years	9.7.2021 Approved by RNTPC

* denotes permission revoked

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



A/YL-NTM/425 DD 105 Ngau Tam Mei
30/08/2021 04:18

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
FileRef:

A/YL-NTM/425

Lots 1766 RP and 1767 RP (Part) in D.D. 105 and Adjoining Government Land,
Ngau Tam Mei

Site area : About 760sq.m. Includes Government Land of about 292sq.m

Zoning : "Res (Group C)"

Applied use: Metalware Shop / 3 Vehicle Parking

Dear TPB Members,

This site is very close to the Mai Po Egretary. Note that Applicant failed to fulfill not one but three conditions, all of which could have an impact on the birds should some incident occur or toxins leach into nearby waterways.

(f) in relation to (e) above, the implementation of **drainage proposal** within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 7.9.2019;

(h) in relation to (g) above, the implementation of **fire service installations** proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 7.9.2019;

(j) in relation to (i) above, the implementation of the **landscape proposal** within 9 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 7.9.2019;

Metal cutting produces sparks. Residue of work can be toxic and landscape issue can impact the migratory pattern of birds.

Is this an appropriate activity for a site close to wetlands?

Mary Mulvihill

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 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. A portion of the GL (about 231m²) of the Site is covered by a Short Term Tenancy (STT) No. 3249 for the purpose of "Temporary Shop and Services (Metalware Shop)". No permission is given for occupation of the remaining GL of about 61m² in area (subject to verification) included in the Site. The act of occupation of GL without Government's prior approval is not allowed. The private land of Lots Nos. 1766 RP and 1767 RP in D.D. 105 are covered by Short Term Waiver (STW) No. 5116 to permit structures for the purpose of "Temporary Shop and Services (Metalware Shop)". The STT/STW holders will need to immediately apply to his office for modification of the STT/STW conditions where appropriate. The applicant has to either exclude the remaining GL from the Site or apply for a formal approval prior to the actual occupation of the remaining 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 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. If the access arrangement is agreed by TD, the applicant should provide the run in/out at San Tam Road to the satisfaction of TD and HyD in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of the Director of Environmental Protection (DEP) to follow the 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;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant shall provide DSD a set of latest record photographs showing the completed drainage works (including the internal condition of the drains) with the 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. The drainage proposal/works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction. No public sewerage maintained by his office is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained. The applicant should consult DLO/YL regarding all the proposed drainage works outside the lot boundary in order to ensure unobstructed discharge from the Site in future. 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 the Site under proper maintenance at all times;

- (f) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire services installations (FSIs) are anticipated to be required. The FSIs proposal submitted by the applicant is considered not acceptable. He has the following comments on the submitted FSIs proposal:

- (1). Visual fire alarm shall be provided in accordance with Barrier Free Access 2008;
- (2). Applicant shall be reminded that hose reel coverage is measured based on actual distance;
- (3). Occupancy of each structure shall be clearly indicated on plan;
- (4). Total area covered by the elevated platform shall be provided;
- (5). Please clarify whether "FSIs PLAN (2/2)" is the layout plan of first floor; and
- (6) Redundant/repeated FS Notes as shown on "FSIs PLAN (2/2)" shall be omitted.

The applicant is advised to submit the revised FSIs proposal to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. If the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that 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 the Buildings Ordinance (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 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 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

- (h) to note the comments of the Chief Engineer, North Development Office, Civil Engineering and Development Department (CEDD) that the Site is within the proposed boundary of San Tin/Lok Ma Chau Development Node (STLMC DN). According to the latest tentative development program of STLMC DN, the construction work and land resumption will commence after the Finance Committee of Legislative Council funding approval tentatively by 2025. Thus, the Site, within the boundary of STLMC DN, will probably be required for timely clearance and construction.

