

2021年 9月 23日

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。

23 SEP 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.

A/Appendix I of RNTPC
Paper No. A/YL-NTM/427

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A19C-NM/427
	Date Received 收到日期	23 SEP 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
(<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Tang Wai Ip 鄧偉業

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
NA 不適用

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot 2616 (Part) in D.D. 104, Ngau Tam Mei, Yuen Long 元朗牛潭尾丈量約份第104約地段第2616號(部份)
(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 1,719.6 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 357.15 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	NA 不適用 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ngau Tam Mei Out Line Zoning Plan No. S/YL-NTM/12 牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/12
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group D) 住宅 (丁類)
(f) Current use(s) 現時用途	Landscape Design Office and Transportation Office with Ancillary Car Parks and Storages 園境設計辦公室及運輸辦公室連附屬停車場及儲物 (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"¹ (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」¹ (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"¹ (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」¹ (請夾附業權證明文件)。
- ☒ is not a "current land owner"¹.
並不是「現行土地擁有人」¹。

- ☐ 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)"¹.
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」¹。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"¹.
已取得 名「現行土地擁有人」¹的同意。

Details of consent of "current land owner(s)" ¹ obtained 取得「現行土地擁有人」 ¹ 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
_____ 03/09/2021 _____ (DD/MM/YYYY)[&]
於 _____ 03/09/2021 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ 03/09/2021 _____ (DD/MM/YYYY)[&]
於 _____ 03/09/2021 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

Proposed Shop and Services (with Ancillary Offices, Car Parking Spaces and Store Rooms)

擬議商店及服務行業 (連附屬辦公室、停車位及儲物室)

(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 1,392.95sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 326.65sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 6

Proposed domestic floor area 擬議住用樓面面積 NA 不適用sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 357.15sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 357.15sq.m ☒ About 約

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

Please refer to proposed layout plan. 請參考擬議布局設計圖。

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 9

Motorcycle Parking Spaces 電單車車位 NA 不適用

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

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 NA 不適用

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 NA 不適用

Others (Please Specify) 其他 (請列明) NA 不適用

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

Taxi Spaces 的士車位 NA 不適用

Coach Spaces 旅遊巴車位 NA 不適用

Light Goods Vehicle Spaces 輕型貨車車位 NA 不適用

Medium Goods Vehicle Spaces 中型貨車車位 NA 不適用

Heavy Goods Vehicle Spaces 重型貨車車位 NA 不適用

Others (Please Specify) 其他 (請列明) NA 不適用

Proposed operating hours 擬議營運時間 9 am to 6pm, Monday to Sunday, including Public Holiday. 上午九時至下午六時，星期一至星期日，包括公眾假期。																																		
(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)) Ngau Tam Mei Road 牛潭尾路																																
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																																
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																		
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																																
	No 否	<input checked="" type="checkbox"/>																																
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／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？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> </table>				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"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																
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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) 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 style="text-align: center;">NA 不適用</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。

Please refer to Executive Summary. 請參考行政摘要。

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

鄧偉業

NA 不適用

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

NA 不適用

Others 其他

on behalf of
代表

NA 不適用

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

Date 日期

04/09/2021

(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。)

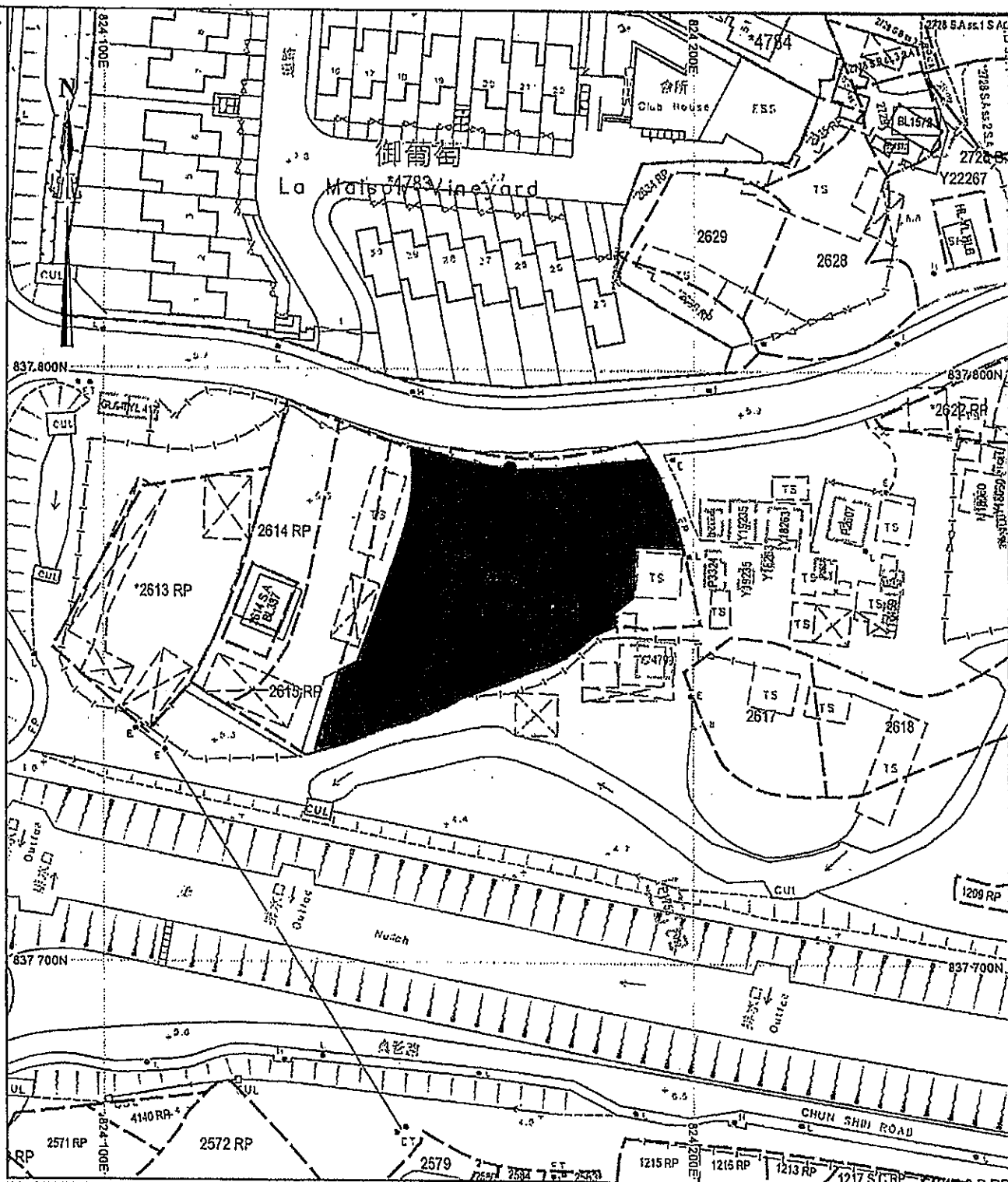
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 2616 (Part) in D.D. 104, Ngau Tam Mei, Yuen Long 元朗牛潭尾丈量約份第104約地段第2616號 (部份)
Site area 地盤面積	1,719.6 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA 不適用 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ngau Tam Mei Out Line Zoning Plan No. S/YL-NTM/12 牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/12
Zoning 地帶	Residential (Group D) 住宅 (丁類)
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	Proposed Shop and Services (with Ancillary Offices, Car Parking Spaces and Store Rooms) 擬議商店及服務行業 (連附屬辦公室、停車位及儲物室)

(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	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	357.15 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA 不適用	
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA 不適用 <input type="checkbox"/> (Not more than 不多於) m 米	
		NA 不適用 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	6.4 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		2 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	NA 不適用 % <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		14 PC: 9 LGV: 5
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		NA 不適用

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 位置圖		
Existing Vehicular Access 現有汽車通路		
Reports 報告書		
Planning Statement/Justifications 規劃綱領／理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
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。



Legend:

- Application Site 申請範圍
- Location of the on-site notice 現場告示之張貼位置

Appendix 1

Location: DD 104 Lot 2616 (Part)

OZP: S/YL-NTM/12

District: Ngau Tam Mei

Zoning: Residential (Group D)

Date: 3 September 2021

Location

位置圖

擬議商店及服務行業
(連附屬辦公室、停車位及儲物室)
為期3年

Proposed Shop and Services
(with Ancillary Offices, Car Parking Spaces and
Store Rooms)
For a Period of 3 Years

SCALE

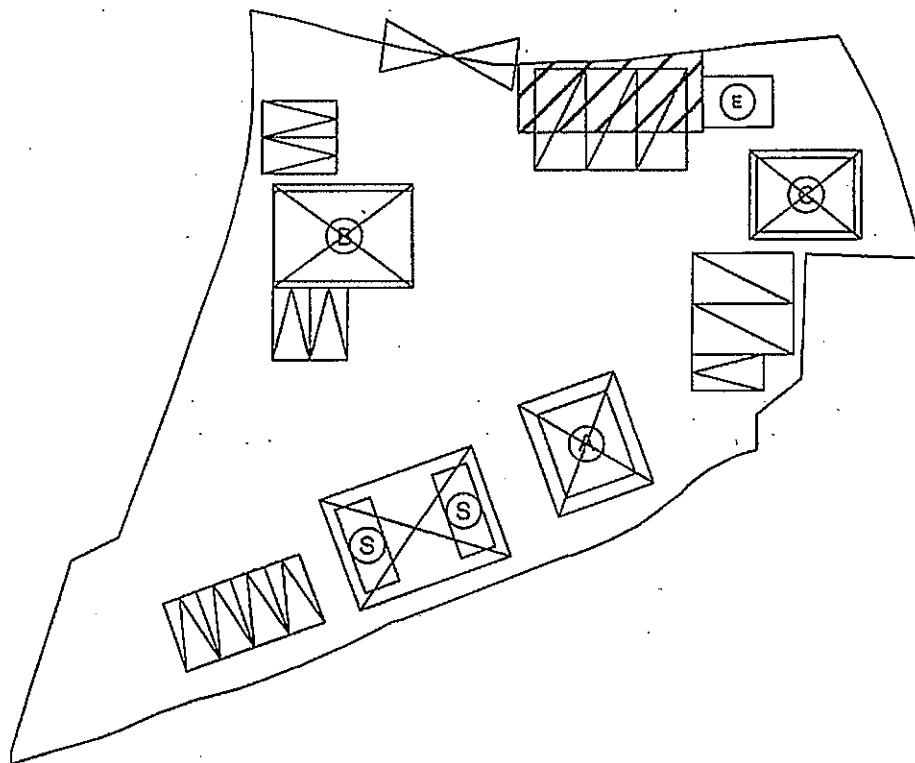
1:1000

@A4

For Identification Only

Drawing No.:

1-01



Proposed Structures Detail:

Open Shed (On Top of A)
Dimension: 6.9m x 8.2m (About)
Height: Not Exceeding 6.4m

Open Shed (On Top of B)
Dimension: 9.5m x 7.1m (About)
Height: Not Exceeding 4m

Open Shed (On Top of C)
Dimension: 7.7m x 6.1m (About)
Height: Not Exceeding 4m

Open Shed (On Top of S)
Dimension: 11m x 8.1m (About)
Height: Not Exceeding 5.7m

Shop and Services Use
(Transportation Office) (A) (2-Storey)
Dimension: 6.1m x 5m (About)
Height: Not Exceeding 5.4m
Non-Domestic GFA: 87.08m² (About)

Shop and Services Use
(Landscape Design) (B) (1-Storey only)
Dimension: 9.3m x 6.2m (About)
Height: Not Exceeding 3m
Non-Domestic GFA: 67.45m² (About)

Shop and Services Use
(Finance Institution) (C) (1-Storey only)
Dimension: 6.7m x 5.1m (About)
Height: Not Exceeding 3m
Non-Domestic GFA: 46.97m² (About)

Storage Rooms (S) (1-Storey only)
Dimension: 2.5m x 6.1m (About)
Height: Not Exceeding 3m
Unit(s): 2
Non-Domestic GFA: 89.1m² (About)

Electric Meter Room (1-Storey only)
Dimension: 4.9m x 3.5m (About)
Height: Not Exceeding 3m
Non-Domestic GFA: 17.15m² (About)

Canopy (On Top of Lorry Parking Space)
Height: Not Exceeding 3m
Non-Domestic GFA: 49.4m² (About)

Legend:

- | | |
|---|--------------------------------|
| ⋈ Ingress/egress (Width: About 9.2m) | (A) Shop and Services Use (TO) |
| □ Proposed Structures | (B) Shop and Services Use (LD) |
| ▨ Ancillary Private Car Parking Space | (C) Shop and Services Use (FI) |
| ▩ Canopy | (E) Electric Meter Room |
| ⊠ Open Shed | (S) Ancillary Storage Rooms |
| ▤ Ancillary LGV Parking Spaces (For Vehicles that not exceeding 5.5 tonnes) | |

Total Area: 1,719.6 m² (About)
Covered Area: 326.65 m² (About)
Uncovered Area: 1,392.95 m² (About)
Non-Domestic GFA: 357.15 m² (About)
Nos. of Proposed Structures: 6

Appendix 2

Location: DD 104 Lot 2616 (Part)

OZP: S/YL-NTM/12
District: Ngau Tam Mei
Zoning: Residential (Group D)

Date: 20 September 2021

Proposed Layout Plan

擬議布局設計圖
擬議商店及服務行業
(連附屬辦公室、停車位及儲物室)
為期3年

Proposed Shop and Services
(with Ancillary Offices, Car Parking Spaces and
Store Rooms)
For a Period of 3 Years

SCALE

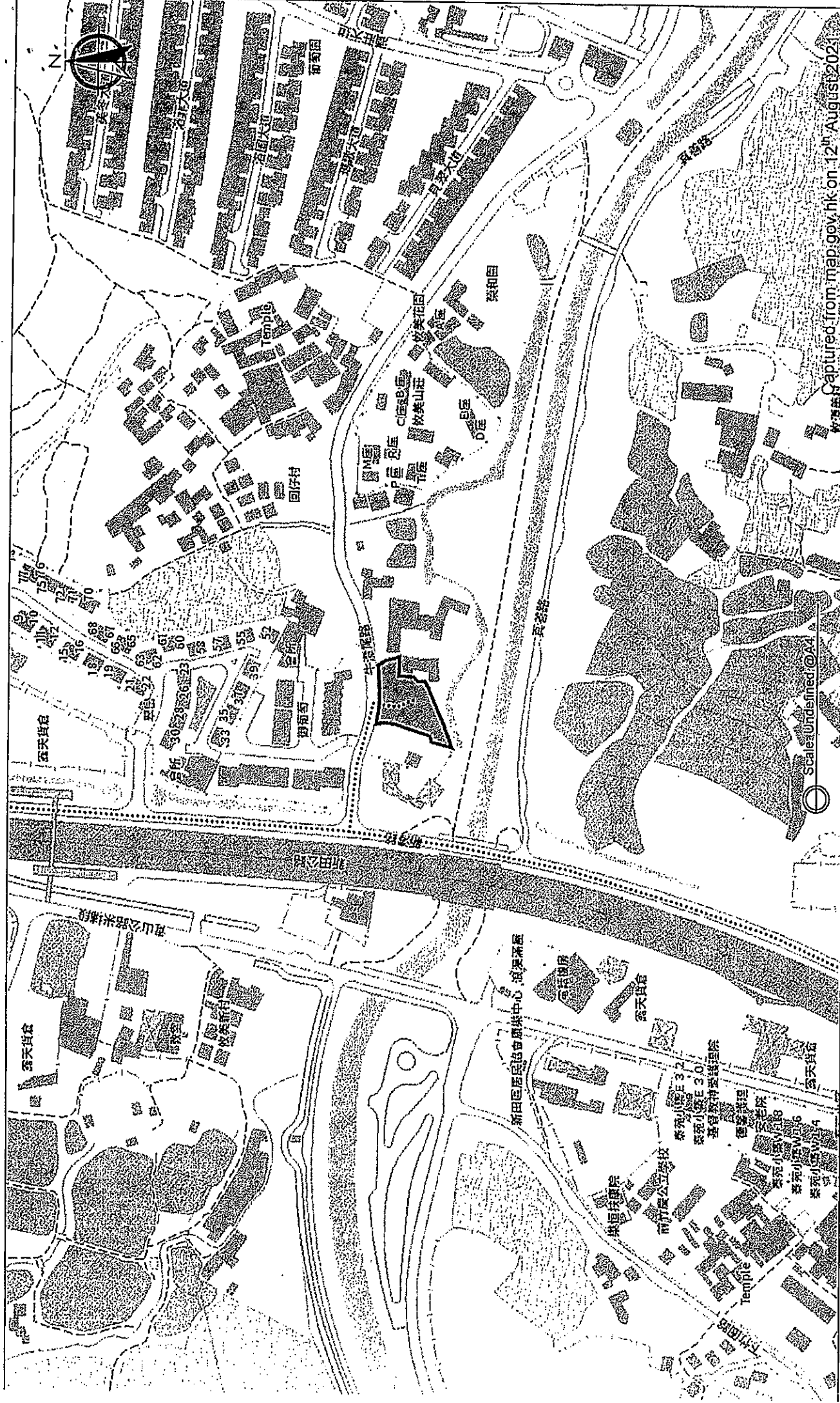
1:500

@A4

For Identification Only

Drawing No.:

2-01



Appendix 3

Existing Vehicular Access

Location: D.D. 104 Lot 2616 (Part)
OZP: S/YL-NTM/12
District: Ngau Tam Mei
Zoning: Residential (Group D)

Project:

Proposed Shop and Services
(with Ancillary Offices, Car Parking Spaces and Store Rooms) For a Period of 3 Years

Width of Ngau Tam Mei Road:
7m (About)

Map Legend:

- Road Path
- Site Boundary

Drawing No.:
3-01

For Identification Only

Date: 03/09/2021

Captured from map.gov.hk on 12th August 2021

Scale: Undefined @ A4

申請理由

根據城市規劃條例第 16 條作出規劃許可申請
擬在新界元朗牛潭尾丈量約份第 104 約地段 2616 號(部份) 作為期三年的臨時商店及服務行業 (連
附屬辦公室、停車位及儲物室)之用途

- 申請地點的面積約為 1,719.6 平方米，根據牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/12，申請地點現時被規劃作「住宅(丁類)」地帶。
- 本擬議發展為臨時性質，因此不會影響申請地點長遠待規劃意向。商店及服務行業於「住宅(丁類)」地帶均是經常許可的發展。
- 擬議申請的商店及服務行業屬於「住宅(丁類)」地帶中的「第二欄用途」。在同一個「住宅(丁類)」地帶，城市規劃委員會曾批准相類似的商店及服務行業，包括 A/YL-NTM/424 (2021 年 8 月 27 日獲批)及 A/YL-NTM/290 (2013 年 4 月 19 日獲批)。而在同一地點獲貴委員會批准本臨時用途共 3 次，申請包括：A/YL-NTM/386 (2019 年 3 月 22 日獲批)、A/YL-NTM/374 (2018 年 11 月 16 日獲批)及 A/YL-NTM/285 (2013 年 2 月 8 日獲批)，因此希望城市規劃委員會對本申請作出相同的對待。
- 擬議用途的營業時間為星期一至星期日包括公眾假期上午九時至下午六時。
- 現場不會安裝任何擴音器及揚聲器。
- 申請用途的用途、形式及佈局與周遭環境並沒有不協調，亦會顧及自然特色。
- 當場地發展後，附帶條件的美化環境建議能加強申請地點及周圍的綠化效果，使整體視野變得美觀更令人舒服。
- 申請地點已落實 A/YL-NTM/386 的渠務建議計劃及舒緩環境措施，也能令附近地區受惠，有效地加強該地區及附近範圍的環境保護，並能減少水浸可能。只是未能及時向有關署方提交相關資料，本次申請將會盡快達成附加條件。
- 根據以上各點，誠懇懇求城市規劃委員會寬大批准新界元朗牛潭尾丈量約份第 104 約地段第 2616 號(部份) 為期三年的臨時商店及服務行業 (連附屬辦公室、停車位及儲物室)的用途。



D.D. 104 Lot 2616 (Part) - Documents05/10/2021 11:33

From: [REDACTED]

To: tpbpd@pland.gov.hk

Cc: jtblai@pland.gov.hk

File Ref:

1 Attachment



Update 2616 Application Form.pdf

Town Planning Board,

Please see the updated application form and related documents on the attachment section. If you have any question regarding to the application, please do not hesitate to contact [REDACTED] on phone [REDACTED] or email to [REDACTED].

Yours Faithfully,

[REDACTED]

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)

Tang Wai Ip 鄧偉業

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)

NA 不適用

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable)
詳細地址/地點/丈量約份及地段號碼(如適用)

Lot 2616 (Part) in D.D. 104, Ngau Tam Mei, Yuen Long

元朗牛潭尾丈量約份第104約地段第2616號(部份)

(b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積

☒ Site area 地盤面積 1,719.6 sq.m 平方米 ☐ About 約
☒ Gross floor area 總樓面面積 383.23 sq.m 平方米 ☐ About 約

(c) Area of Government land included (if any)
所包括的政府土地面積(倘有)

NA 不適用

sq.m 平方米 ☐ About 約

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 Shop and Services (with Ancillary Offices, Car Parking Spaces and Store Rooms)

擬議商店及服務行業 (連附屬辦公室、停車位及儲物室)

(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	1,392.95	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	326.65	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	11	.....
Proposed domestic floor area 擬議住用樓面面積	NA 不適用	.....sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	383.23	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	383.23	.....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 proposed layout plan. 請參考擬議布局設計圖。

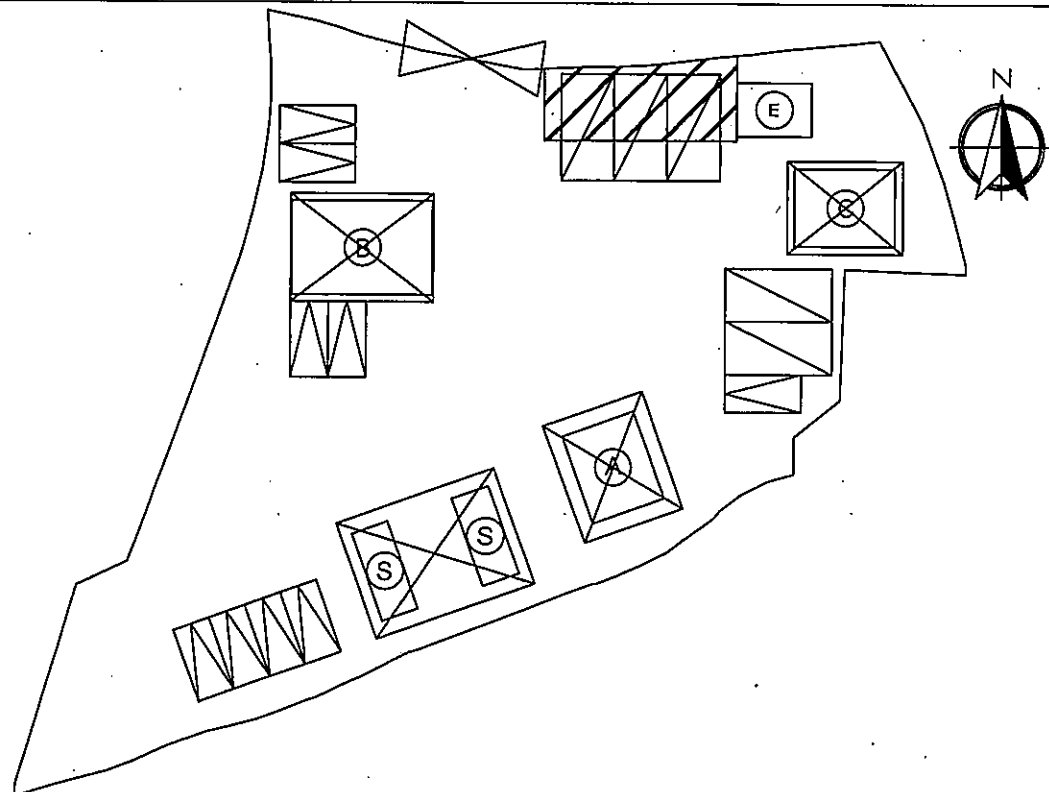
Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	9
Motorcycle Parking Spaces 電單車車位	NA 不適用
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	5
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NA 不適用
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NA 不適用
Others (Please Specify) 其他 (請列明)	NA 不適用

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

Taxi Spaces 的士車位	NA 不適用
Coach Spaces 旅遊巴車位	NA 不適用
Light Goods Vehicle Spaces 輕型貨車車位	NA 不適用
Medium Goods Vehicle Spaces 中型貨車車位	NA 不適用
Heavy Goods Vehicle Spaces 重型貨車車位	NA 不適用
Others (Please Specify) 其他 (請列明)	NA 不適用

(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	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	383.23 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA 不適用 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA 不適用	
	Non-domestic 非住用	11	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA 不適用 <input type="checkbox"/> (Not more than 不多於) m 米	
		NA 不適用 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	6.4 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		2 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	NA 不適用 % <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		14
	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) _____ _____		PC: 9 LGV: 5
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		NA 不適用
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		



Proposed Structures Detail:

Open Shed (On Top of A)

Dimension: 6.9m x 8.2m (About)

Height: Not Exceeding 6.4m

Non-Domestic GFA: 113.16m² (About)

*Included Structure A GFA

Open Shed (On Top of B)

Dimension: 9.5m x 7.1m (About)

Height: Not Exceeding 4m

Non-Domestic GFA: 67.45m² (About)

Open Shed (On Top of C)

Dimension: 7.7m x 6.1m (About)

Height: Not Exceeding 4m

Non-Domestic GFA: 46.97m² (About)

Open Shed (On Top of S)

Dimension: 11m x 8.1m (About)

Height: Not Exceeding 5.7m

Non-Domestic GFA: 89.1m² (About)

Shop and Services Use

(Transportation Office) (A) (2-Storey)

Dimension: 6.1m x 5m (About)

Height: Not Exceeding 5.4m

Shop and Services Use

(Landscape Design) (B) (1-Storey only)

Dimension: 9.3m x 6.2m (About)

Height: Not Exceeding 3m

Shop and Services Use

(Finance Institution) (C) (1-Storey only)

Dimension: 6.7m x 5.1m (About)

Height: Not Exceeding 3m

Storage Rooms (S) (1-Storey only)

Dimension: 2.5m x 6.1m (About)

Height: Not Exceeding 3m

Unit(s): 2

Electric Meter Room (1-Storey only)

Dimension: 4.9m x 3.5m (About)

Height: Not Exceeding 3m

Non-Domestic GFA: 17.15m² (About)

Canopy (On Top of Lorry Parking Space)

Height: Not Exceeding 3m

Non-Domestic GFA: 49.4m² (About)

Legend:

- ⊗ Ingress/egress (Width: About 9.2m) (A) Shop and Services Use (TO)
- Proposed Structures (B) Shop and Services Use (LD)
- ▨ Ancillary Private Car Parking Space (C) Shop and Services Use (FI)
- ▩ Canopy (E) Electric Meter Room
- ⊠ Open Shed (S) Ancillary Storage Rooms
- ▤ Ancillary LGV Parking Spaces (For Vehicles that not exceeding 5.5 tonnes)

Total Area: 1,719.6 m² (About)

Covered Area: 326.65 m² (About)

Uncovered Area: 1,392.95 m² (About)

Non-Domestic GFA: 383.23 m² (About)

Nos. of Proposed Structures: 11

Appendix 2

Location: DD 104 Lot 2616 (Part)

OZP: S/YL-NTM/12

District: Ngau Tam Mei

Zoning: Residential (Group D)

Date: 30 September 2021

Proposed Layout Plan

擬議布局設計圖

擬議商店及服務行業
(連附屬辦公室、停車位及儲物室)
為期3年

Proposed Shop and Services
(with Ancillary Offices, Car Parking Spaces and
Store Rooms)

For a Period of 3 Years

SCALE

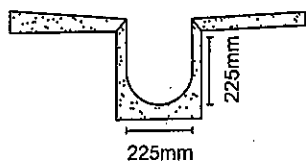
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@A4

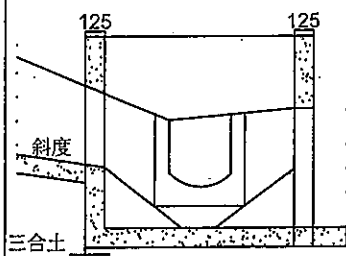
For Identification Only

Drawing No.:

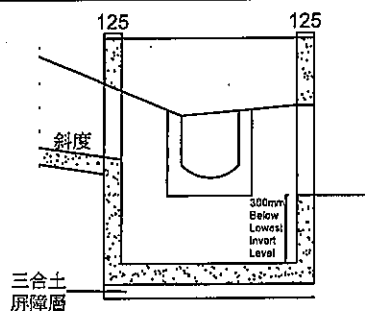
2-01



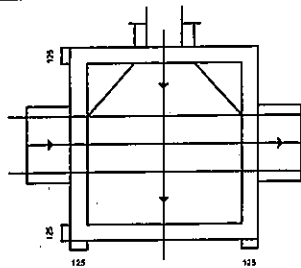
U型明渠切面圖



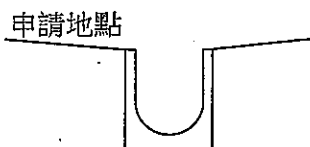
沙井切面圖



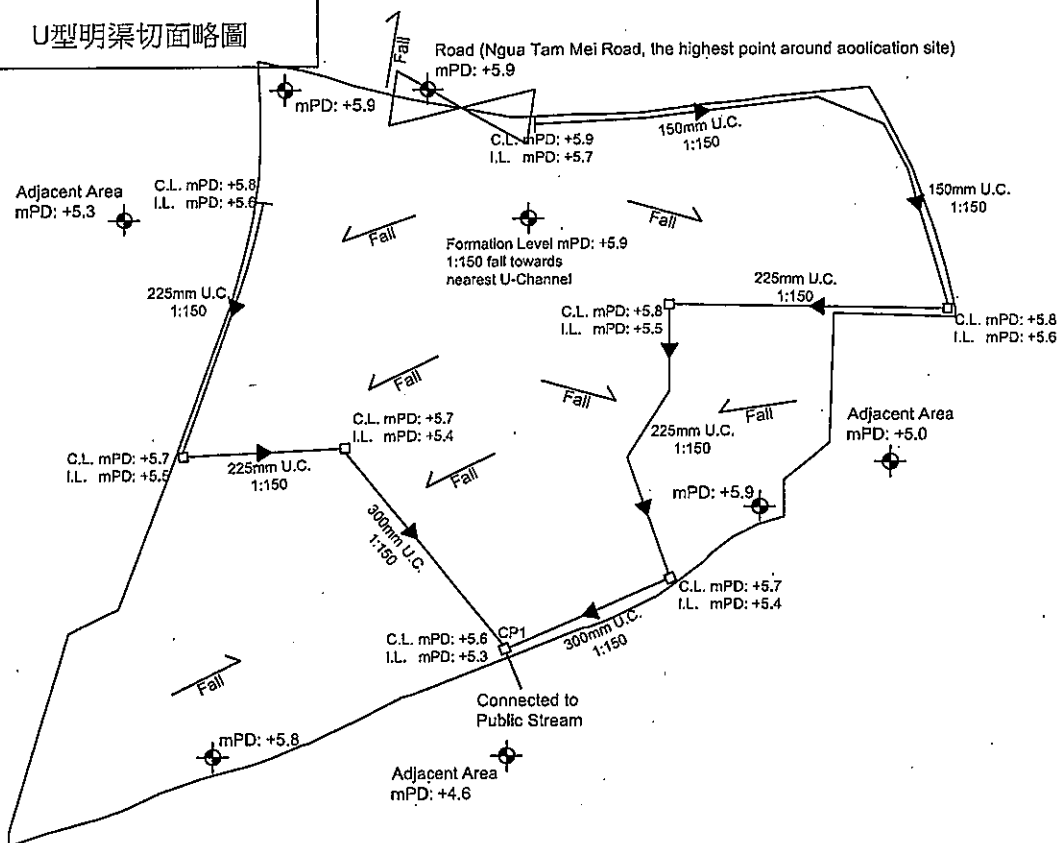
沙井切面圖
(CP1 Design)



沙井俯視圖



U型明渠切面略圖



Legend:

- ☐ Existing Catchpit
- Existing U-Channel
- ▶ Water Flow
- ⊙ Formation Level
- ⊗ Ingress/egress

Note:

1. Catchpit design shall follow CEDD standard drawing No. C24061.
2. All proposed U-channel and Catchpit must maintain in good shape (i.e. Inspection and maintenance regularly).
3. Grating Cover is provided to reduce the irregular road surface from entering the site.

Appendix 5

Location: DD 104 Lot 2616 (Part)
App No.: A/YL-NTM/427

OZP: S/YL-NTM/12
District: Ngau Tam Mei
Zoning: Residential (Group D)

Date: 30 September 2021

Proposed Drainage Plan

擬議渠道計劃

擬議商店及服務行業
(連附屬辦公室、停車位及儲物室)
為期3年

Proposed Shop and Services
(with Ancillary Offices, Car Parking Spaces and
Store Rooms)
For a Period of 3 Years

SCALE

1:500

@A4

For Identification Only

Drawing No.:

5-01

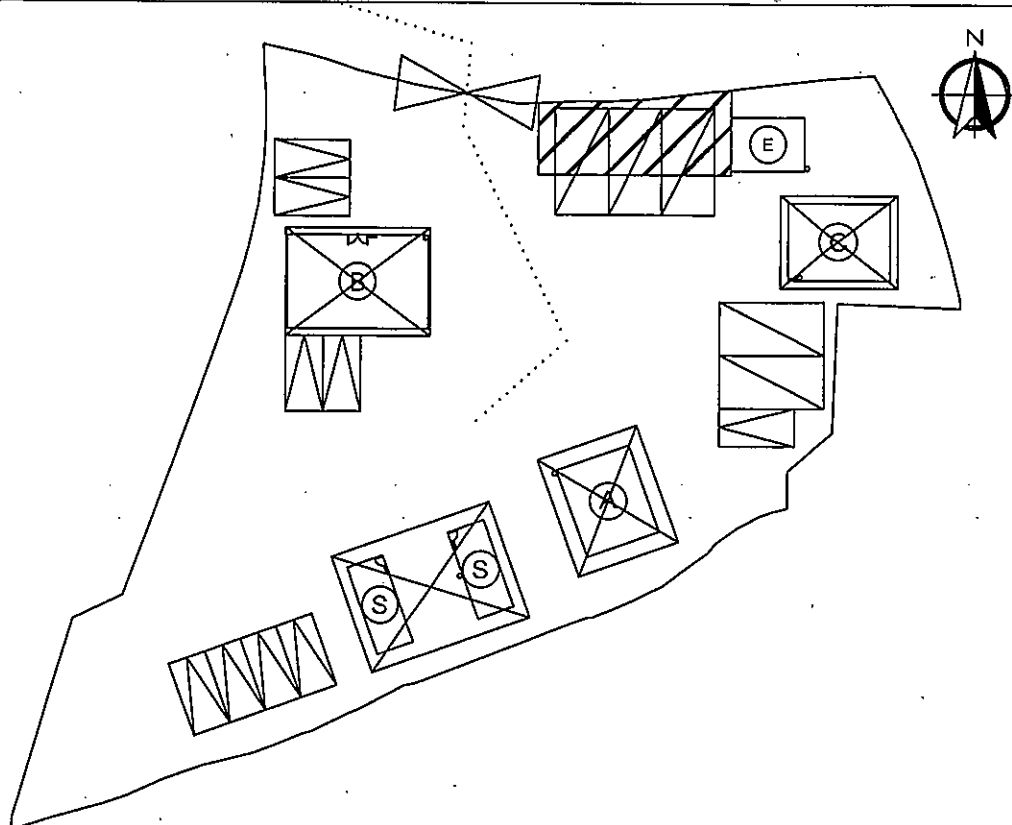
Shop and Services Use (A)
(Transportation Office) (TO) (2-Storey)
 Dimension: 6.1m x 5m (About)
 Height: Not Exceeding 5.4m
 Non-Domestic GFA: 61m² (About)

Shop and Services Use (B)
(Landscape Design) (LD) (1-Storey only)
 Dimension: 9.3m x 6.2m (About)
 Height: Not Exceeding 3m
 Non-Domestic GFA: 57.66m² (About)

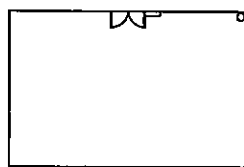
Shop and Services Use (C)
(Finance Institution) (1-Storey only)
 Dimension: 6.7m x 5.1m (About)
 Height: Not Exceeding 3m
 Non-Domestic GFA: 34.17m² (About)

Storage (S) (1-Storey only)
 Dimension: 2.5m x 6.1m (About)
 Height: Not Exceeding 3m
 Unit(s): 2
 Non-Domestic GFA: 30.5m² (About)

Electric Meter Room (E) (1-Storey only)
 Dimension: 4.9m x 3.5m (About)
 Height: Not Exceeding 3m
 Non-Domestic GFA: 17.15m² (About)



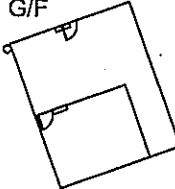
Landscape Design



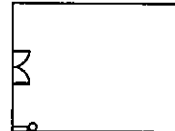
Store Room



Transportation Office G/F



Financial Institution

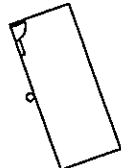


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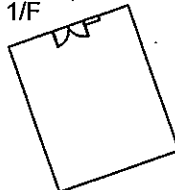
Electric Meter Room



Store Room



Transportation Office 1/F



*All FSI (includes installation/maintenance/modification/repair work) will be completed by RFSIC.
 For Emergency Vehicular Access, Please see Appendix 6.1

*All the enclosed structures are provided with access for emergency vehicles to reach within 30m travel distance from the structures.

Legend:

- 5 kg Portable Dry Powder Type Fire Extinguisher (5 in Total)
- Emergency Lighting (in accordance with BS 5266-1:2016 and BS EN 1838:2013) (7 in Total)
- Emergency Vehicular Access
- ⊠ Private Car Parking Space
- ⊡ LGV U/UL Space
- ▨ Canopy
- Ⓐ Transportation Office
- Ⓑ Landscape Design
- Ⓒ Financial Institution
- Ⓔ Electric Meter Room
- Ⓕ Store Room
- ⊞ Open Shed

Appendix 6

Location: DD 104 Lot 2616 (Part)

OZP: S/YL-NTM/12

District: Ngau Tam Mei

Zoning: Residential (Group D)

Date: 30 September 2021

Proposed Fire Service Installation Plan

擬議消防設備安裝計劃圖

擬議商店及服務行業
 (連附屬辦公室、停車位及儲物室)
 為期3年

Proposed Shop and Services
 (with Ancillary Offices, Car Parking Spaces and
 Store Rooms)
 For a Period of 3 Years

SCALE

1:500

@A4

For Identification Only

Drawing No.:

6-01

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



S16 - A/YL-NTM/427 (Departments' Comments)
05/11/2021 18:06

From:

To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

Cc:

1 attachment



AYL-NTM427 - All.pdf

Town Planning Board,

Please see the attachment section for the formal FI, which includes the replies to the Transport Department, Fire Services Department and Town Planning Board. If you have any question regarding to the application, please do not hesitate to contract Mr. Tang on phone or email to

Yours Faithfully,
Mr. Tang

運輸處、消防處及城市規劃委員會：

有關運輸處、消防處及城市規劃委員會對 A/YL-NTM/427 的查詢

收悉各署對 A/YL-NTM/427 申請的查詢，本人現書面回覆：

運輸處：

本人預計本申請地點的車流為以下：

時段	車輛數目（包括出/入停車場）	車輛種類
00:00-01:00	0	NA 不適用
01:00-02:00	0	NA 不適用
02:00-03:00	0	NA 不適用
03:00-04:00	0	NA 不適用
04:00-05:00	0	NA 不適用
05:00-06:00	0	NA 不適用
06:00-07:00	0	NA 不適用
07:00-08:00	0	NA 不適用
08:00-09:00	0-5	0-2 輛私家車, 0-3 輛輕型貨車
09:00-10:00	5-10	3-5 輛私家車, 2-5 輛輕型貨車
10:00-11:00	5-10	3-5 輛私家車, 2-5 輛輕型貨車
11:00-12:00	5-10	3-5 輛私家車, 2-5 輛輕型貨車
12:00-13:00	5-10	3-5 輛私家車, 2-5 輛輕型貨車
13:00-14:00	5-10	3-5 輛私家車, 2-5 輛輕型貨車
14:00-15:00	5-10	3-5 輛私家車, 2-5 輛輕型貨車
15:00-16:00	5-10	3-5 輛私家車, 2-5 輛輕型貨車
16:00-17:00	5-10	3-5 輛私家車, 2-5 輛輕型貨車
17:00-18:00	5-10	3-5 輛私家車, 2-5 輛輕型貨車
18:00-19:00	0-5	0-2 輛私家車, 0-3 輛輕型貨車
19:00-20:00	0	NA 不適用
20:00-21:00	0	NA 不適用
21:00-22:00	0	NA 不適用
22:00-23:00	0	NA 不適用
23:00-00:00	0	NA 不適用

申請停車位的主要原因是提供停車位置給到場內商戶工作的員工及駕車到本申請場地的人士使用，例如有不少人士會選擇駕駛車輛到商店了解及商討合約及設計等。三個辦公室共用全部 14 個停車位置，包括 5 個輕型貨車車位及 9 個私家車車位，以應付員工及外來人士的需求，所有車位不會對外開放，只會供場內商戶的客入及工作人員使用。此申請的車流量非常少，對牛潭尾路不會造成負面影響。希望 貴處諒解。

本人了解超過 7 米長的車輛不能使用牛潭尾路，本申請會執行運輸處所定出的規定，即只限私家車或不超過 7 米長的輕型貨車進入本申請地點，以免影響附近居民。

本人了解及會遵守不會在公用道路上讓車輛等候進入本申請地點，停泊在公用道路及以倒後形式進出本申請地點。

本人定會確保場內有足夠的空間讓車輛轉動，場內有直徑超過 14 米的空間作車輛轉動空間，足以讓車輛轉動。

希望此附加文件能釋除 貴處的隱憂。

城市規劃委員會：

申請地點現場已興建渠務署在申請編號 A/YL-NTM/386 所同意的渠道，但因疫情問題未能及時向渠務署提供已興建渠道的相片以履行相關的附加條件，本人對未能及時完成附加條件向 貴委員會致歉。當申請成功後，本人會盡快向有關署方提供相片，以履行附加條件。另外，安裝消防裝置方面。現場已安裝小量消防裝置，但仍未完全完成安裝，本人會在申請成功後盡快完成安裝全部擬議消防裝置。本人再次向 貴委員會致歉。

希望此附加文件能釋除 貴委員會的隱憂。

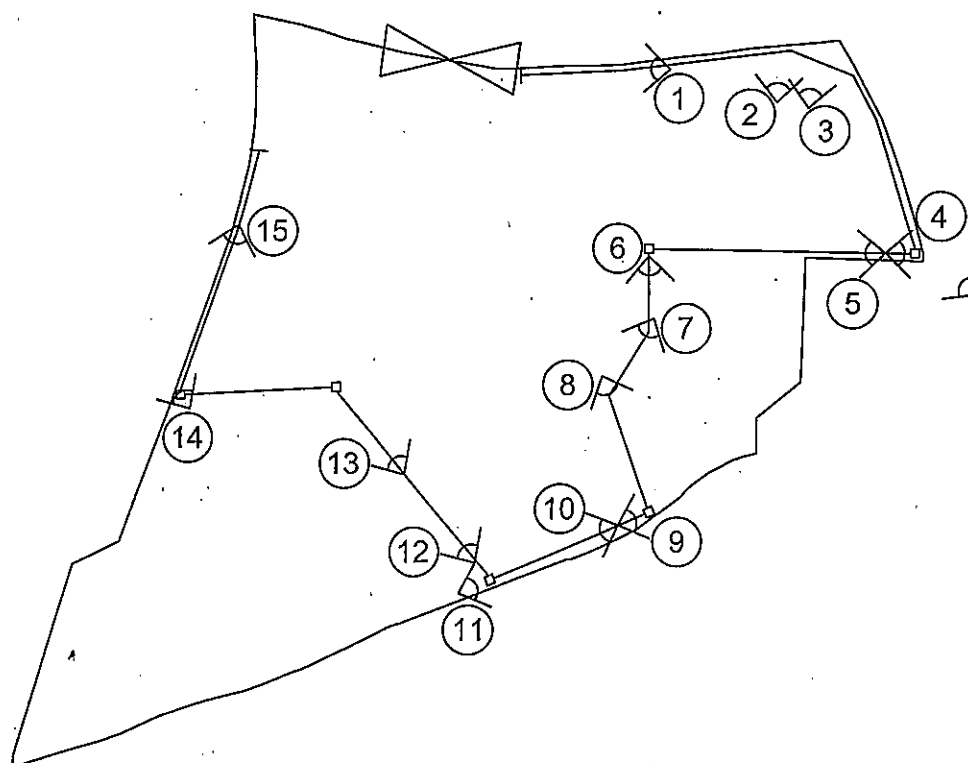
消防處：

本人已就消防處的回應修改了本申請場地的安裝消防裝置建議書及緊急車輛通道圖。有關文件請參考本文件尾端。

希望此附加文件能釋除 貴處的隱憂。

申請人
鄧偉業

二零二一年十一月五日



Legend:

- Viewing Point
- Existing U-Channel
- Existing Catchpit
- Ingress/egress

*Please refer to Appendix 7.1 for Site Photos.

Appendix 7

Location: DD 104 Lot 2616 (Part)
App. No.: A/YL-NTM/427

OZP: S/YL-NTM/12
District: Ngau Tam Mei
Zoning: Residential (Group D)

Date: 2 November 2021

Viewing Point of Drainage

渠道視點位置圖

擬議商店及服務行業
(連附屬辦公室、停車位及儲物室)
為期3年

Proposed Shop and Services
(with Ancillary Offices, Car Parking Spaces and
Store Rooms)
For a Period of 3 Years

SCALE

1:500

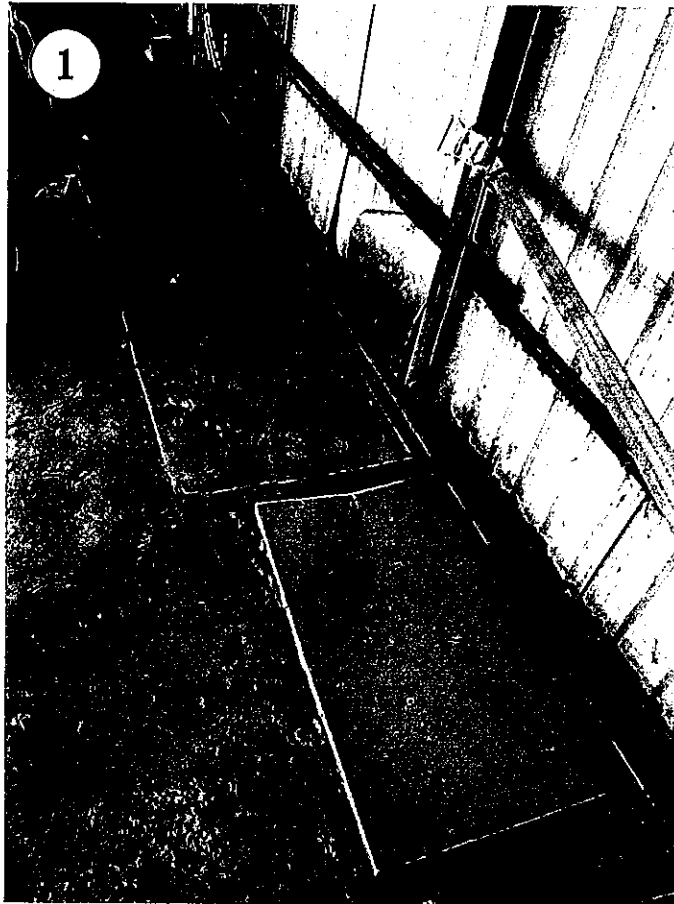
@A4

For Identification Only

Drawing No.:

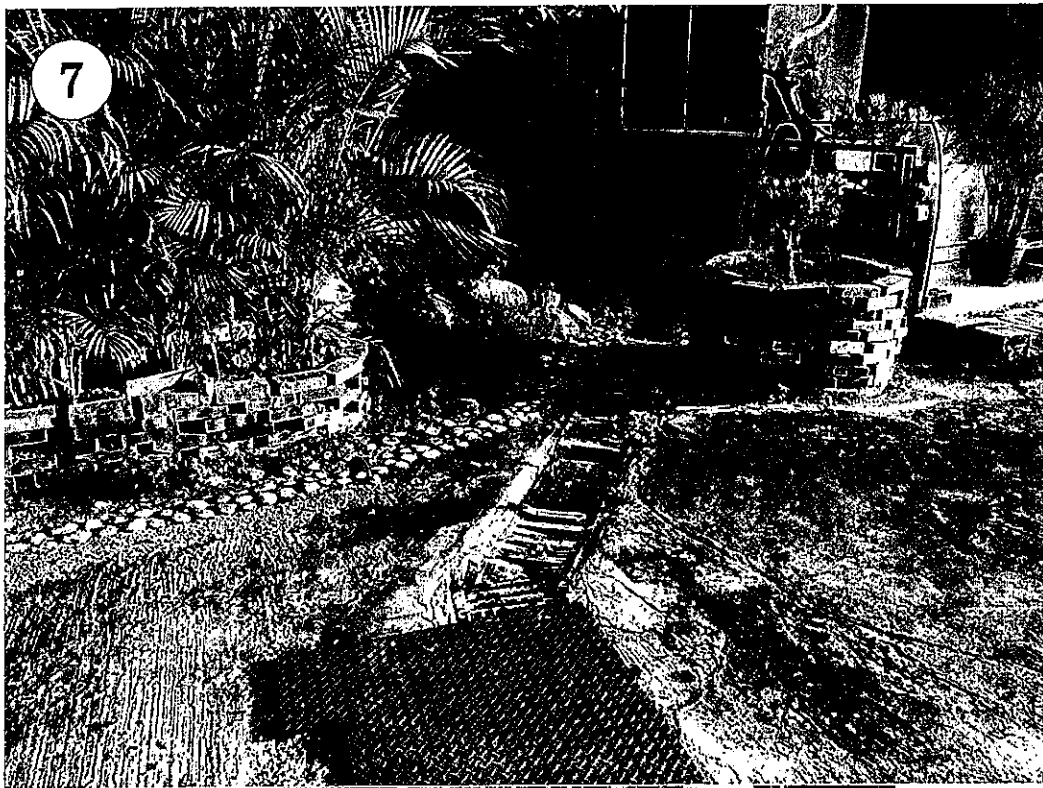
7-01

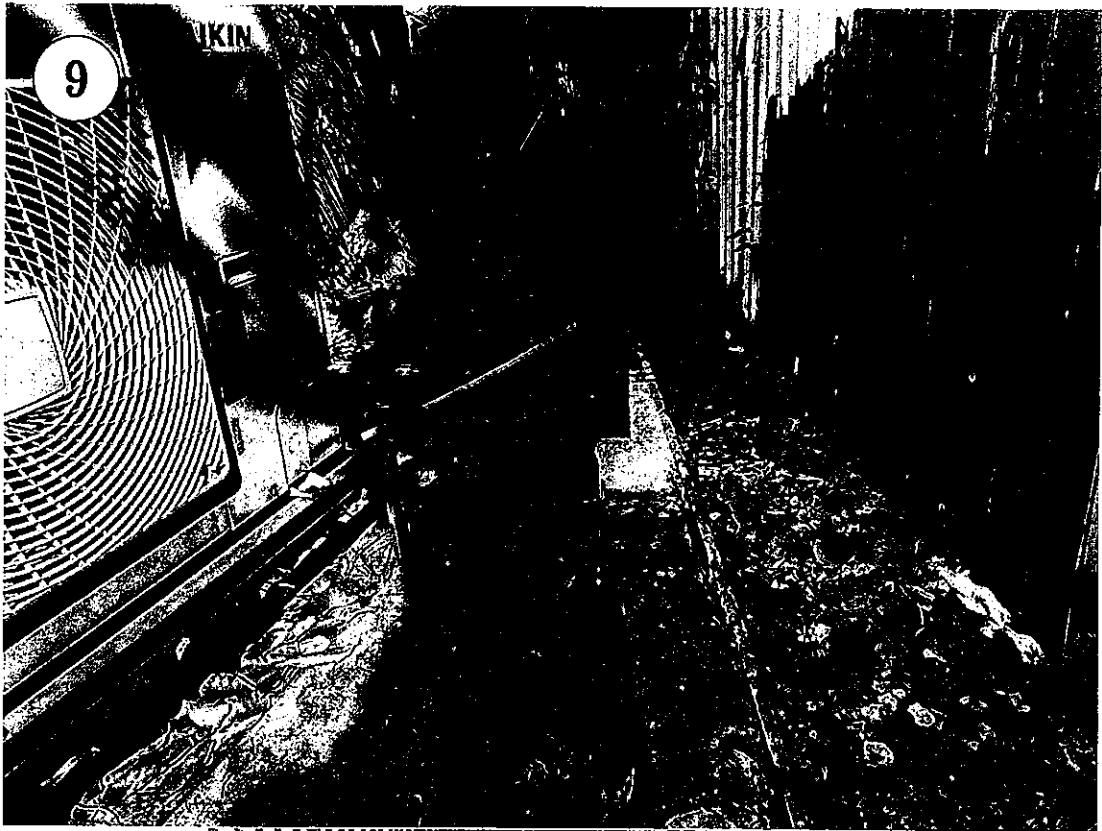
Appendix 7.1 - Viewing Point (D.D. 104 Lot 2616 (Part))

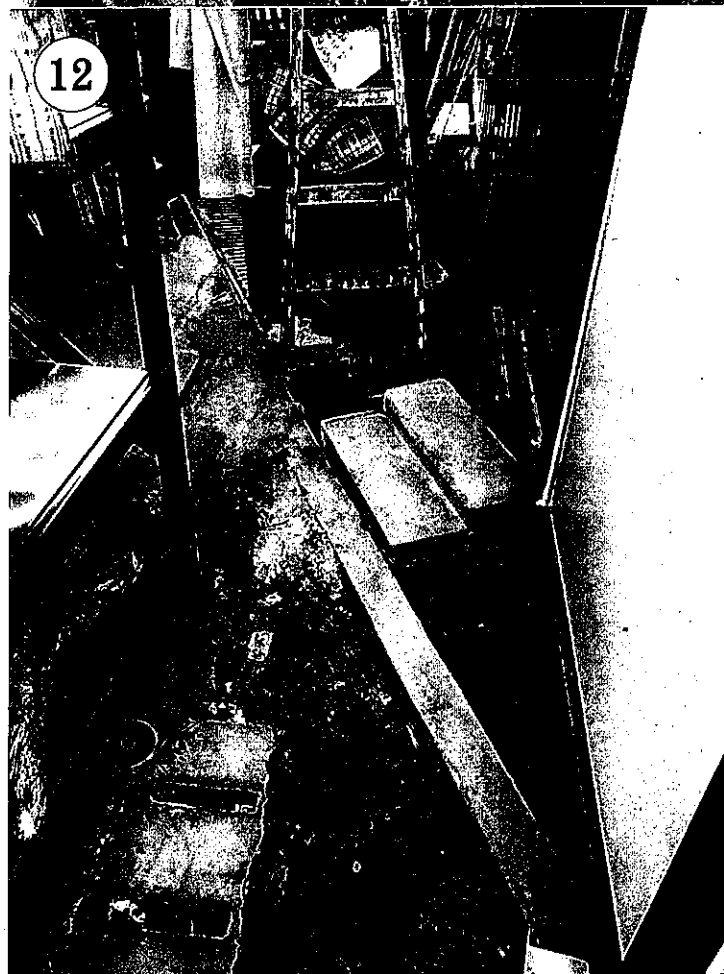
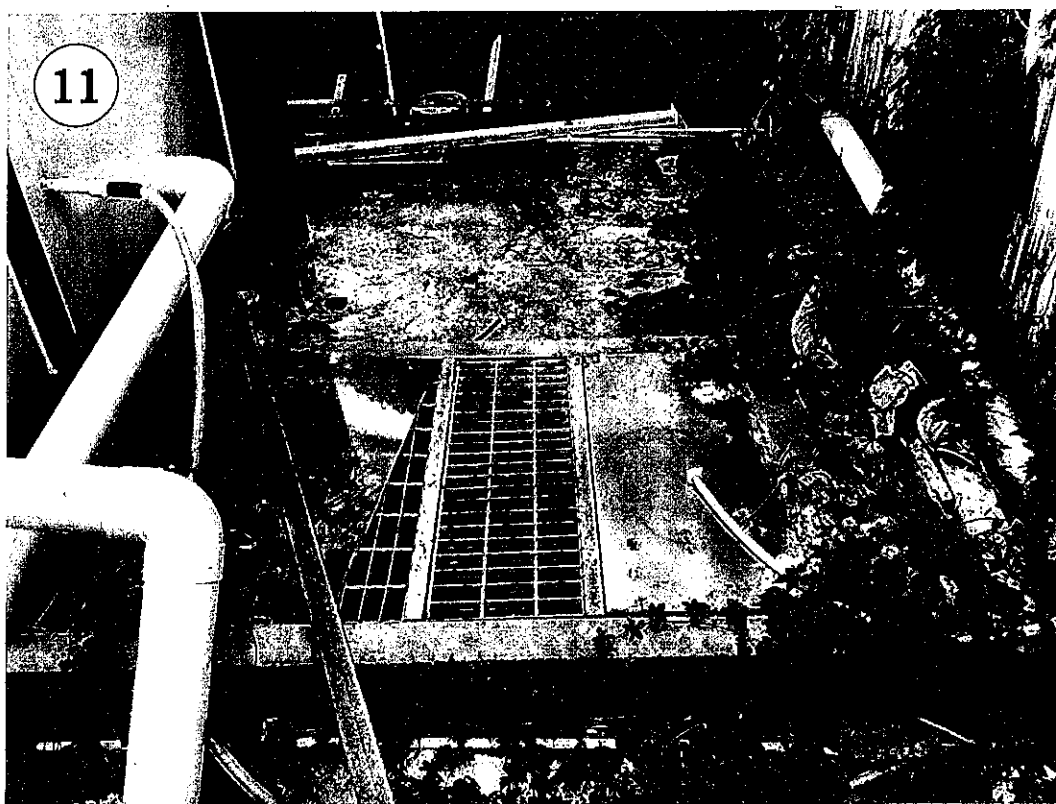


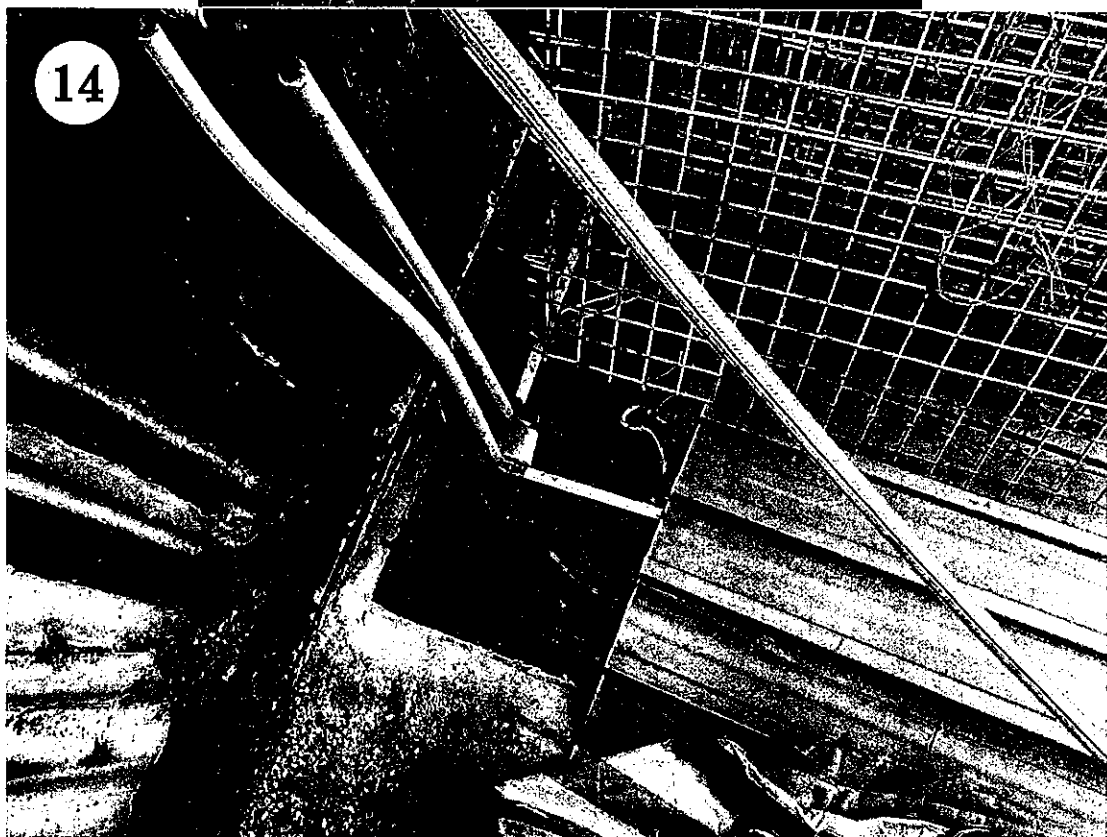














Shop and Services Use (A)
(Transportation Office) (TO) (2-Storey)
 Dimension: 6.1m x 5m
 Height: Not Exceeding 5.4m
 Non-Domestic GFA: 61m² (About)

Shop and Services Use (B)
(Landscape Design) (LD) (1-Storey only)
 Dimension: 9.3m x 6.2m
 Height: Not Exceeding 3m
 Non-Domestic GFA: 57.66m²

Shop and Services Use (C) (Not Yet Built)
(Finance Institution) (1-Storey only)
 Dimension: 6.7m x 5.1m
 Height: Not Exceeding 3m
 Non-Domestic GFA: 34.17m²

Storage (S) (1-Storey only)
 Dimension: 2.5m x 6.1m
 Height: Not Exceeding 3m
 Unit(s): 2
 Non-Domestic GFA: 30.5m²

Electric Meter Room (E) (1-Storey only)
 Dimension: 4.9m x 3.5m
 Height: Not Exceeding 3m
 Non-Domestic GFA: 17.15m²

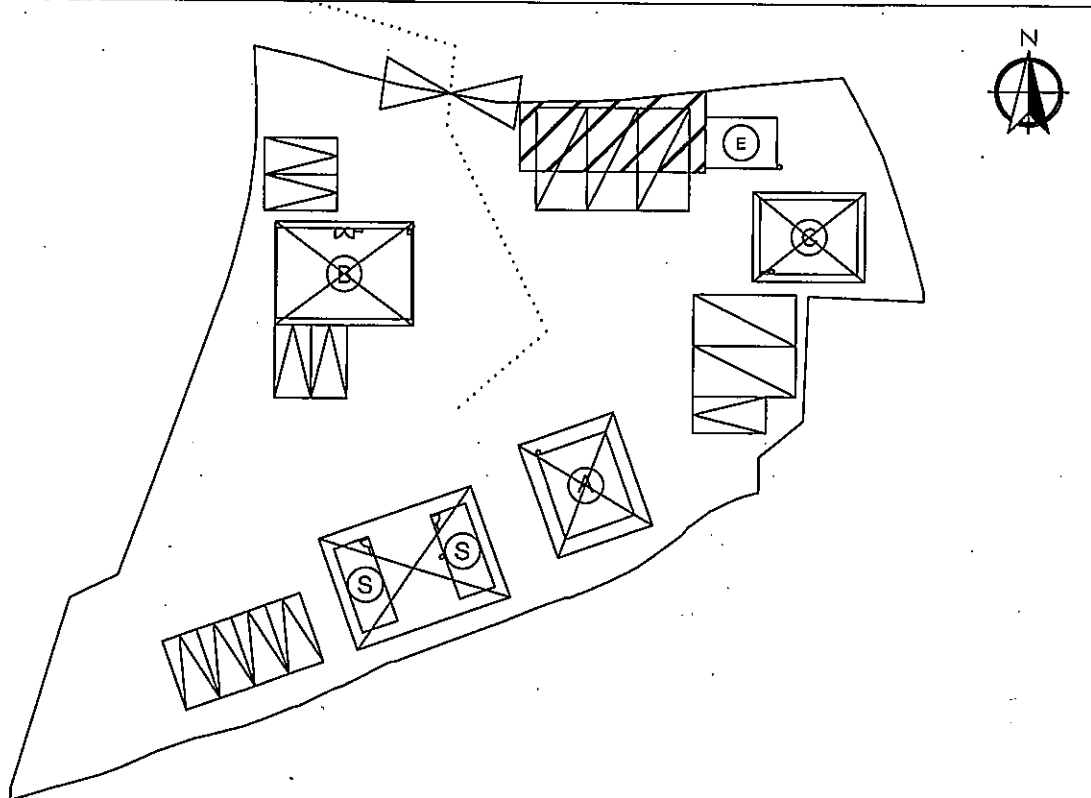
Open Shed (On Top of A)
 Dimension: 6.9m x 8.2m
 Height: Not Exceeding 6.4m
 Non-Domestic GFA: 113.16m²
 *Included Structure A GFA

Open Shed (On Top of B)
 Dimension: 9.5m x 7.1m
 Height: Not Exceeding 4m
 Non-Domestic GFA: 67.45m²

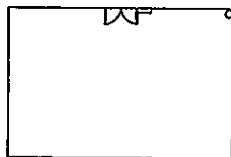
Open Shed (On Top of C)
 Dimension: 7.7m x 6.1m
 Height: Not Exceeding 4m
 Non-Domestic GFA: 46.97m²

Open Shed (On Top of S)
 Dimension: 11m x 8.1m
 Height: Not Exceeding 5.7m
 Non-Domestic GFA: 89.1m²

Canopy (On Top of Lorry Parking Space)
 Height: Not Exceeding 3m
 Non-Domestic GFA: 49.4m²



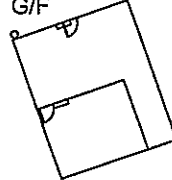
Landscape Design



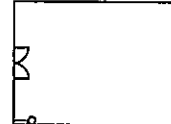
Store Room



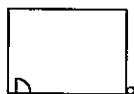
Transportation Office



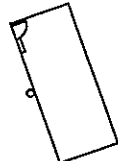
Scale: 1:300
Financial Institution



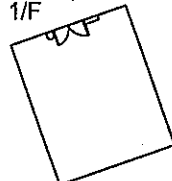
Electric Meter Room



Store Room



Transportation Office



*All FSI (includes installation/maintenance/modification/repair work) will be completed by RFSIC.
 For Emergency Vehicular Access, Please see Appendix 6.1

*All the enclosed structures are provided with access for emergency vehicles to reach within 30m travel distance from the structures.

Legend:

- 3 kg Portable Carbon Dioxide Type Fire Extinguisher (6 in Total)
- Emergency Lighting (in accordance with BS 5266-1:2016 and BS EN 1838:2013) (7 in Total)
- Emergency Vehicular Access
- ⊠ Private Car Parking Space
- ⊡ LGV U/UL Space
- ▨ Canopy
- (A) Transportation Office
- (B) Landscape Design
- (C) Financial Institution
- (E) Electric Meter Room
- (S) Store Room
- ⊞ Open Shed

Appendix 6

Location: DD 104 Lot 2616 (Part)
 App. No.: A/YL-NTM/427

OZP: S/YL-NTM/12
 District: Ngau Tam Mei
 Zoning: Residential (Group D)

Date: 2 November 2021

Proposed Fire Service Installation Plan

擬議消防設備安裝計劃圖

擬議商店及服務行業
 (連附屬辦公室、停車位及儲物室)
 為期3年

Proposed Shop and Services
 (with Ancillary Offices, Car Parking Spaces and
 Store Rooms)
 For a Period of 3 Years

SCALE

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For Identification Only

Drawing No.:

6-01

Previous s.16 Applications

Approved Applications

<u>No.</u>	<u>Application No.</u>	<u>Use(s) / Development(s)</u>	<u>Date of Consideration</u>	<u>Approval Conditions</u>
1.	A/YL-NTM/234	Proposed Real Estate Office with Ancillary Car Park for a Period of 3 Years	27.3.2009	(6) – (9)
2.	A/YL-NTM/285	Temporary Real Estate Office and Transportation Office with Ancillary Car Parks and Storages for a Period of 3 Years	8.2.2013 [Revoked on 8.8.2013]	(1), (4), (7) – (9)
3.	A/YL-NTM/374	Temporary Shop and Services (Real Estate Office and Transportation Office) with Ancillary Car Park and Storage for a Period of 3 Years	16.11.2018 [Revoked on 16.5.2019]	(1) – (3), (5) – (9)
4.	A/YL-NTM/386	Temporary Shop and Services (Real Estate Office and Transportation Office) with Ancillary Car Park and Storage for a Period of 3 Years	22.3.2019 [Revoked on 22.8.2021]	(1) – (5), (7) – (9)

Approval Conditions:

- (1) Restriction on operation hours
- (2) Only private cars and/or light goods vehicle not exceeding 7m length as defined in the Road Traffic Ordinance are allowed to enter/be parked on the site
- (3) No vehicle is allowed to queue back to or reverse onto/from the site
- (4) Existing trees on the site should be maintained at all times
- (5) The provision of boundary fence on the site
- (6) Submission/Implementation of landscape and/or tree preservation proposal
- (7) Submission/Implementation of drainage proposal
- (8) Submission of fire service installations (FSIs) proposal / provision of FSIs
- (9) Revocation clauses

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

Approved Applications

<u>No.</u>	<u>Application No.</u>	<u>Use(s) / Development(s)</u>	<u>Date of Consideration</u>
1.	A/YL-NTM/290	Proposed Temporary Real Estate Office for a Period of 3 Years	19.4.2013 [Revoked on 19.10.2013]
2.	A/YL-NTM/424	Proposed Temporary Shop and Services (Retail Shop of Building Materials) for a Period of 3 Years	27.8.2021

5-1

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

參考編號

Reference Number:

211019-165129-63590

提交限期

Deadline for submission:

29/10/2021

提交日期及時間

Date and time of submission:

19/10/2021 16:51:29

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NTM/427

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

反對，鄉郊設停車場必會增加附近車輛出入流量，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全及生活質數。

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年10月27日星期三 3:14
收件者: tpbpd
主旨: A/YL-NTM/427 DD 104 Ngau Tam Mei

A/YL-NTM/427
Lot 2616 (Part) in D.D. 104, Ngau Tam Mei, Yuen Long
Site area : 1,720m²
Zoning : "Res (Group D)"
Applied Use : Shop / Storage/ 14 Vehicle Parking

Dear TPB Members,

But applicant has applied under a new name and approval of 374 was granted and Viola, again a number of conditions were not fulfilled and approval revoked AGAIN.

In anticipation application 386 was lodged only months later. This was approved on 22 March 2019 with no mention of the already approved 374 and the conditions issue and no questions from members.

This was revoked in August this year, no information provided on OZP website.

But mo man tai, the operator knows how to milk the system, so back again and with a larger site.

However members have a duty to ask questions and non compliance with conditions was recently discussed and it was decided that the previous lax policy could no longer be tolerated.

This operation is close to large residential developments. Operations that do not reach certain standards should be eliminated.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Monday, October 22, 2018 3:04:41 AM
Subject: A/YL-NTM/374 DD 104 Ngau Tam Mei

A/YL-NTM/374
Lot 2616 (Part) in D.D. 104, Ngau Tam Mei, Yuen Long
Site area : 1,312m²
Zoning : "Res (Group D)"
Applied Use : Real Estate Office / Storage/ 10 Vehicle Parking

Dear TPB Members,

It is obvious that the applicant is taking the p... on this site.

When Application 285 was discussed on 8 Feb 2013 despite:

In response to a Member's query, Mr. Fung said that the site was the subject of a previous application (No. A/YL-NTM.234) for temporary real estate office with ancillary car park which was approved with conditions for a temporary period of three years. The planning permission had expired on 28.3.2012. **According to a recent site inspection, the site was being used for the applied use without a valid planning permission.** Before obtaining a planning approval, the current use at the application site was an authorized development and was liable to enforcement action under the Town Planning Ordinance, subject to whether there was adequate evidence. However, the subject planning application and planning enforcement were two separate matters and should not be considered together.

But members approved the application only for it to be revoked on 8 Aug same year for failure to comply with drainage and fire conditions.

However it is obvious that the operation continued in subsequent years and now Applicant seeks to again justify operation.

Will TPB reward him again for failure to comply with the regulations?

Mary Mulvihill

Recommended Advisory Clauses

- (a) shorter compliance period for close monitoring of progress on compliance with the approval conditions are recommended. Should the applicant fail to comply with approval conditions again resulting in the revocation of the planning permission, sympathetic consideration may not be given by the Committee to any further application.
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises an Old Scheduled Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government;
 - (ii) the subject lot is covered by a Short Term Waiver (STW) No, 5115 to permit structures for the purposes of “Temporary Shop and Services (Real Estate Office and Transportation Office) with Ancillary Car Park and Storage”; and
 - (iii) the STW owner should apply to his office for modification of the STW conditions where appropriate. Given the proposed use is temporary in nature, only application for regularization 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 premium or fee, as may be imposed by LandsD.
- (c) to note the comments of the Commissioner for Transport (C for T) that prohibition of vehicles longer than 7m entering Ngau Tam Mei Road from San Tam Road is currently implemented. Only private car or LGV not exceeding 7m length are allowed to access the Site.
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) his department shall not be responsible for the maintenance of any access connecting the Site and Ngau Tam Mei Road; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.
- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the environmental mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (COP) issued by DEP.
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not

imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the work;

- (g) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that there is a retained meander located to the south of the Site. The applicant shall avoid disturbing the vegetation on the embankment of the meander and adopt necessary measures to prevent polluting the meander during operation.
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site;
 - (ii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
 - (iii) for UBW erected on leased land, enforcement action may be taken by the Buildings Department 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 application site under the BO;
 - (iv) before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (v) 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;
 - (vi) the site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (vii) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (viii) detailed checking under the BO will be carried out at building plan submission stage.
- (i) to note the comments of the Director of Fire Services (D of FS) that:

- (i) the installation /maintenance/ modification/ repair work of FSI shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the D of FS; and
- (ii) if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

