

2022年 6月 23日

此文係在 收到。城市規劃委員會
申請。 文件及不在此處接收

A/YL-NTM/441

This document is received on 23 JUN 2022
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 請在適當的方格內上加上「✓」號

2201356

27/5 by post

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A17C-NM / 441
	Date Received 收到日期	23 JUN 2022

- 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/tb/>. 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/tb/>)。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 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)	
WONG Kai Chun (黃家俊)	
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 checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)	
3. Application Site 申請地點	
(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 1545 (Part) & 1546 (Part) in D.D. 105, Ngau Tam Mei, Yuen Long, N.T.
(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 800 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 268 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)	Nil 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 Outline Zoning Plan No. S/YL-NTM/12
(e) Land use zone(s) involved 涉及的土地用途地帶	'Residential (Group C)' ("R(C)")
(f) Current use(s) 現時用途	Vacant site (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"¹⁶ (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」¹⁶ (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"¹⁶ (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」¹⁶ (請夾附業權證明文件)。
- ☒ is not a "current land owner"¹⁶.
並不是「現行土地擁有人」¹⁶。
- ☐ 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)"¹⁶.
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」¹⁶。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"¹⁶.
已取得 名「現行土地擁有人」¹⁶的同意。

Details of consent of "current land owner(s)" ¹⁶ obtained 取得「現行土地擁有人」 ¹⁶ 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. 如上述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
11/5/2022 (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 25/5/2022 (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 (Retail Shop for Selling Building Materials) 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	532	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	268	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	3	
Proposed domestic floor area 擬議住用樓面面積	NA	sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 268	sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 268	sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足, 請另頁說明)		
Structure 1: Shop & services (Not exceeding 4.5m, 1 storey),		
Structure 2: Site office (Not exceeding 3m, 1 storey),		
Structure 3: Toilet (Not exceeding 3m, 1 storey)		
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	2 spaces of 5m x 2.5m	
Motorcycle Parking Spaces 電單車車位	Nil	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil	
Others (Please Specify) 其他 (請列明)	NA	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位	Nil	
Coach Spaces 旅遊巴車位	Nil	
Light Goods Vehicle Spaces 輕型貨車車位	1 space of 7m x 3.5m	
Medium Goods Vehicle Spaces 中型貨車車位	Nil	
Heavy Goods Vehicle Spaces 重型貨車車位	Nil	
Others (Please Specify) 其他 (請列明)	NA	

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Sundays including public holidays			
(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)) Vehicular access leading from Hung Fa Hom Road	
	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)	
(c) 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。

1. The proposed development is a shop & service which will sell building materials to the nearby residents.
2. The application site is vacant at the moment.
3. The proposed development would benefit the residents in the vicinity by catering their demand for building materials especially that most of the residents in the adjoining area is low density housing.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment including residential developments.
6. Similar shop and services in "R(C)" zone such as A/YL-NTM/423 adjacent to the application site was granted with planning permission. Similar preferential treatment should be granted to the current application.
7. The applicant will comply with planning conditions if the Town Planning Board see fits.
8. Minimal traffic impact.
9. Insignificant environmental and noise impacts because the applied use is housed within an enclosed structure and no operation will be held during sensitive hours.
10. Insignificant drainage impact because surface U-channel will be provided at the application site.
11. The proposed development is a column 2 use in the "R(C)" zone.
12. The building materials to be available at the application site includes sanitary ware and hand tools for home fitting purpose.

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會的情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

.....
Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Consultant

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

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

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

Date 日期

26/5/2022

(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 1545 (Part) & 1546 (Part) in D.D. 105, Ngau Tam Mei, Yuen Long, N.T.
Site area 地盤面積	800 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input 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)' ("R(C)")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input 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 Temporary Shop and Services (Retail Shop for Selling Building Materials) 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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	268 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.335 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	3-4.5	<input type="checkbox"/> (Not more than 不多於) m 米
		1	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	33.5 % <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		2
	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) NA		2 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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) NA		0 0 1 0 0

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"/>
Proposed drainage plan, site plan and vehicular access plan		
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 and estimated traffic generation		
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。

**Proposed Temporary Shop and Services (Retail Shop for Selling Building Materials) for a Period of 3 Years
at
Lots 1545 (Part) & 1546 (Part) in D.D. 105, Ngau Tam Mei, Yuen Long,
N.T.**

Annex 1 Estimated Traffic Generation

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

Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Private car	0.4	0.4	2	2
Light Goods Vehicle	0.3	0.3	1.5	0
Total	0.7	0.7	3.5	2

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

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

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

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

Annex 2 Drainage Assessment

2. Existing Situation

A. Site particulars

- 2.1.1 The subject site possesses an area of about 800m².
- 2.1.2 The site is vacant at the moment. Rolling Hills Phase II is found to the south of the application site.
- 2.1.3 The application site has been hard paved and so no infiltration is assumed.

B. Level and gradient of the subject site & proposed surface channel

- 2.1.4 The application site is lowest at the northeastern part of the site whereas the southwestern part of the site is the highest part of the application site.
- 2.1.5 In order to follow the topography of the subject site, the proposed surface U-channel will be constructed following the gradient of the site. As demonstrated in the calculation in succeeding paragraphs, 300mm surface U-channel will be capable to drain surface runoff accrued at the subject site and the said passing through the site from adjacent area.

C. Catchment area of the proposed drainage provision at the subject site

- 2.1.6 The level of the site is basically higher than the adjacent land except to the west which is a knoll. As such, an external catchment has been identified in **Figure 4**.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 2.1.7 According to recent site inspection and the 1:1000 map, there is an open drain to the north of the application site (**Figure 4**).

2.2 Runoff Estimation for the Catchment

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

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

Assuming that:

- The area of the entire catchment is approximately 1,700m²; (Figure 4)
- The catchment is hard paved, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 33.3\text{m} - 23.4\text{m} = 9.9\text{m}$$

$$L = 84\text{m}$$

$$\therefore \text{Average fall} = 9.9\text{m in } 84\text{m} \text{ or } 1\text{m in } 8.48\text{m}$$

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

$$\text{Time of Concentration } (t_c) = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [84 / (11.79^{0.2} \times 1,700^{0.1})]$$

$$t_c = 3.53 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 300 mm/hr

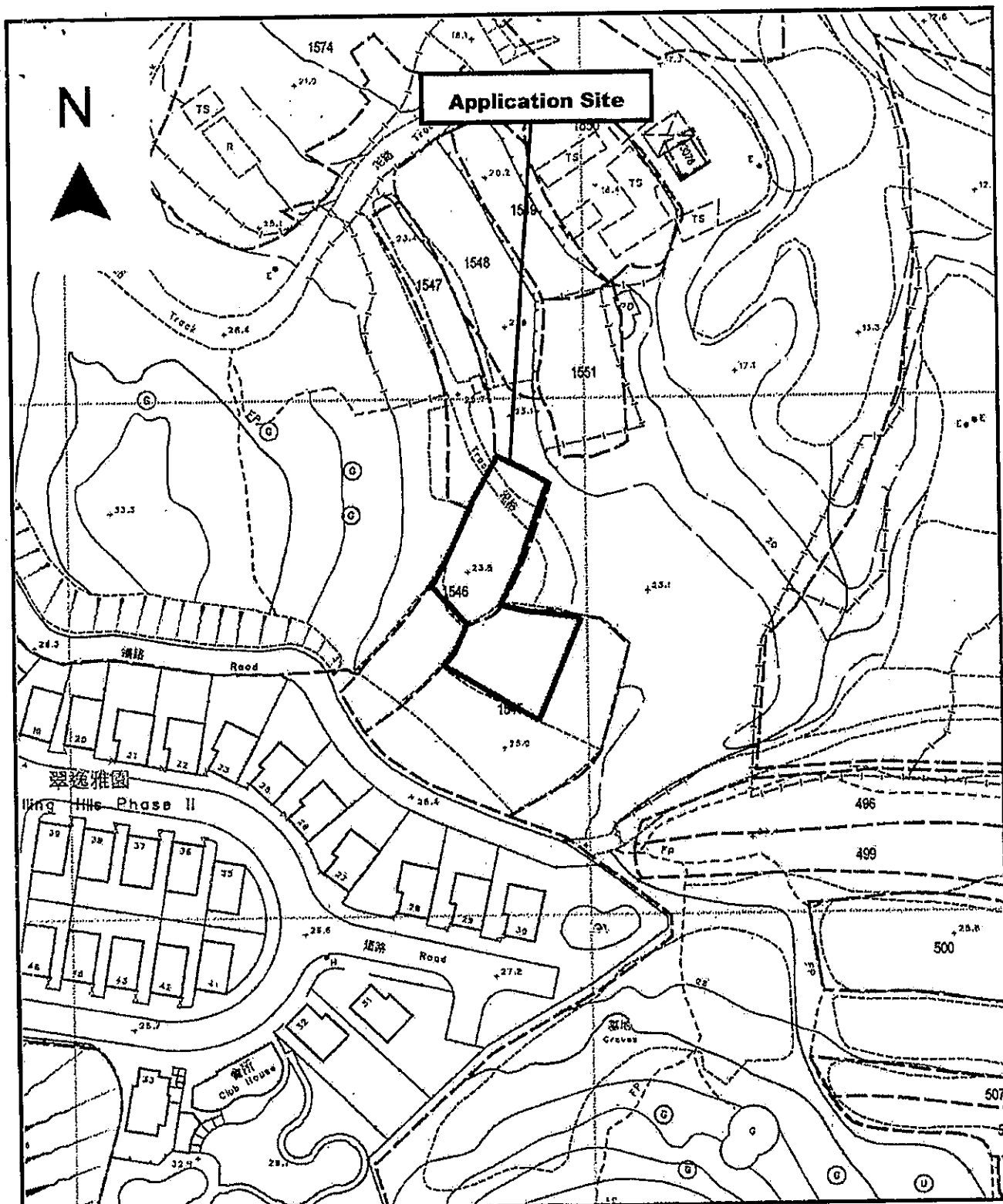
$$\text{By Rational Method, } Q_1 = 1 \times 300 \times 1,700 / 3,600$$

$$\therefore Q_1 = 141.67 \text{ l/s} = 8,500 \text{ l/min}$$

2.2.2 In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", for an approximate gradient of 1:28 and 1:40, the proposed 300mm surface channel is considered adequate to dissipate all the stormwater accrued by the application site.

2.3 Proposed Drainage Facilities

- 2.3.1 Subject to the above calculations, it is determined that 300mm surface U-channel along the inner site periphery is adequate to intercept storm water passing through and generate at the subject site (Figure 4).
- 2.3.2 The intercepted stormwater will be discharged to the existing open drain to the north of the subject site. (Figure 4)
- 2.3.3 All the proposed drainage facilities will be provided and maintained at the applicant's own expense.
- 2.3.4 The provision of the proposed surface channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 2.3.5 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) Neither leveling work nor site formation works will be carried at the subject site. As such, the proposed development would neither alter nor obstruct the flow of surface runoff from adjacent areas.
 - (d) Adequate reserve, say, 10cm, will be provided at the toe of the site hoarding to be provided at the application site.



Project 項目名稱:

Proposed Temporary Shop and Services (Retail Shop for Selling Building Materials) for a Period of 3 Years at Lots 1545 (Part) & 1546 (Part) in D.D. 105, Ngau Tam Mei, Yuen Long, N.T.

Drawing Title 圖目:

Application Site

Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000

Proposed Temporary Shop and Services (Retail Shop for Selling Building Materials) for a Period of 3 Years at Lots 1545 (Part) & 1546 (Part) in D.D. 105, Ngau Tam Mei, Yuen Long, N.T.

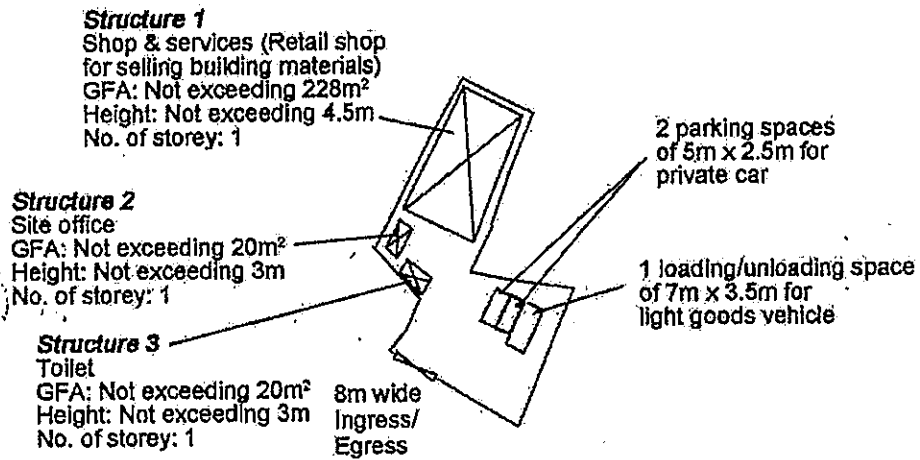
Vehicular Access Plan

Figure 2

→ Vehicular Access leading to Hung Fa Hom Road

As shown

N



Project 项目名称:

Proposed Temporary Shop and Services (Retail Shop for Selling Building Materials) for a Period of 3 Years at Lots 1545 (Part) & 1546 (Part) in D.D. 105, Ngau Tam Mei, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

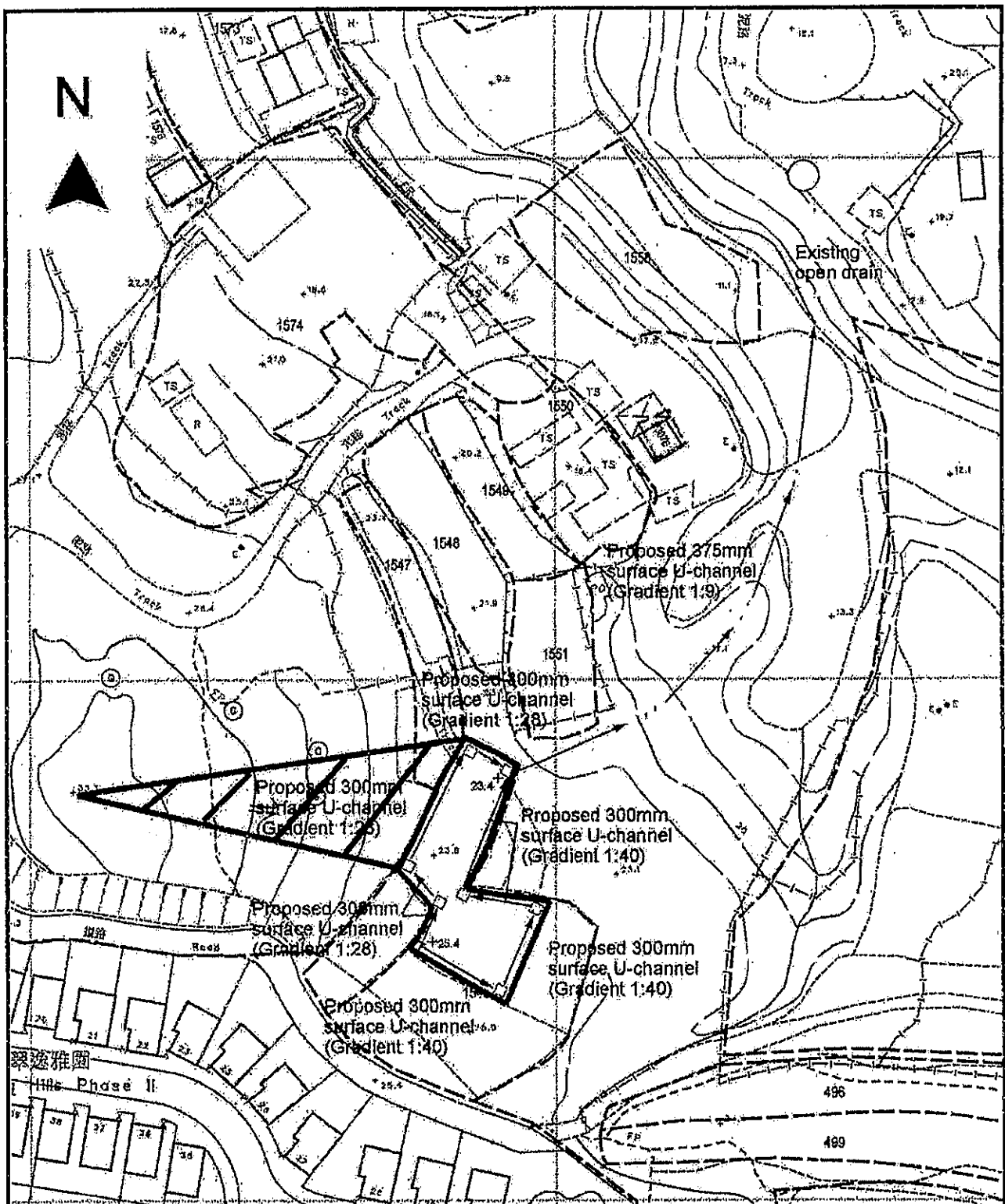
Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Shop and Services (Retail Shop for Selling Building Materials) for a Period of 3 Years at Lots 1545 (Part) & 1546 (Part) in D.D. 105, Ngau Tam Mei, Yuen Long, N.T.

Drawing Title 圖名:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

- Proposed catchpit
- +23.4 Level (in mPD)
- ← Flow of surface runoff
- ▨ External catchment

Scale 比例:

1:1000

Total: 3 pages

Date: 29 July 2022

TPB Ref.: A/YL-NTM/441

By Email

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

Dear Sir,

Proposed Temporary Shop and Services (Retail Shop for Selling Building Materials) for a Period of 3 Years at Lots 1545 (Part) & 1546 (Part) in D.D. 105, Ngau Tam Mei, Yuen Long, N.T.

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

Transport Department's comments	Applicant's response
(a)The subject site is connected to public road network via a section of local access which is not managed by Transport Department. The land status of the local access should be clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly;	Noted.
(b)As there is no information about the vehicular access at the private lot(s) to the concerned site, the applicant should seek relevant land owner(s) on the right of using the vehicular access,	Noted.
(c)The applicant should demonstrate sufficient space for manouvring of the types of vehicle allowed within the subject site.	Noted. Please refer to Figure 5.
(d)No vehicle is allows to queue back to or reverse onto/from public road at any time during the planning approval period.	Noted.

We also take this opportunity to confirm that no workshop activity will be carried out at the application site.

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

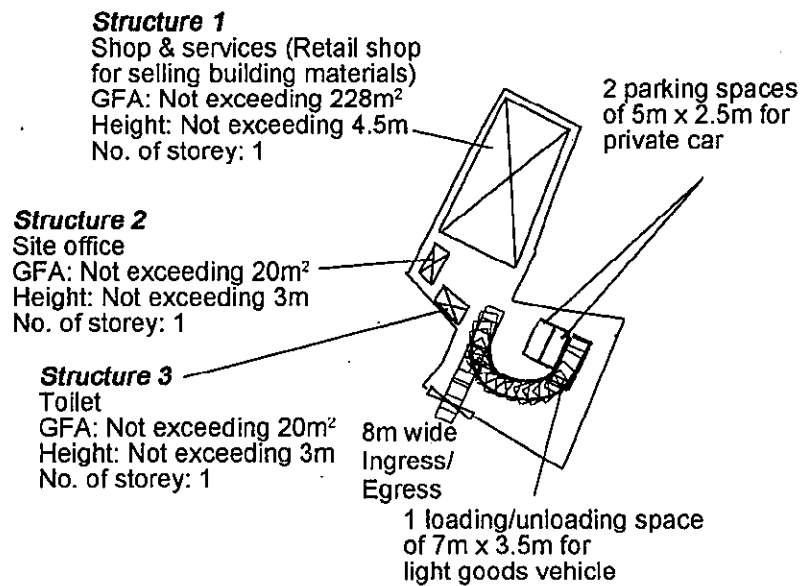
Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Kitty TANG) – By Email

N



Project 項目名稱:

Proposed Temporary Shop and Services (Retail Shop for Selling Building Materials) for a Period of 3 Years at Lots 1545 (Part) & 1546 (Part) in D.D. 105, Ngau Tam Mei, Yuen Long, N.T.

Drawing Title 圖名:

Manoeuvring of Light Goods Vehicle Entering the Application Site

Drawing No. 圖號:

Figure 5

Remarks 備註:

Scale 比例:

1:1000

Total: 1 page

Date: 5 August 2022

TPB Ref.: A/YL-NTM/441

By Email

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

Dear Sir,

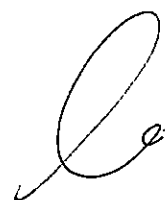
Proposed Temporary Shop and Services (Retail Shop for Selling Building Materials) for a Period of 3 Years at Lots 1545 (Part) & 1546 (Part) in D.D. 105, Ngau Tam Mei, Yuen Long, N.T.

Our response to the comments of the Fanling, Sheung Shui and Yuen Long East District Planning Office is as follows:

There will be no open storage use at the application site.

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

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Kitty TANG) – By Email

**Similar s.16 Applications within the same “R(C)” Zone
on the Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12 in the Past Five Years**

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
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 (3 years) [Revoked on 6.12.2020]
2.	A/YL-NTM/375*	Proposed Temporary Shop and Services (Metalware Shop) for a Period of 3 Years	7.12.2018 Approved by RNTPC (3 years) [Revoked on 7.5.2021]
3.	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 years) [Revoked on 17.6.2021]
4.	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 (3 years)
5.	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 (3 years)
6.	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 (3 years)
7.	A/YL-NTM/425	Temporary Shop and Services for a Period of 3 Years	24.9.2021 Approved by RNTPC (3 years)
8.	A/YL-NTM/438	Proposed Temporary Shop and Services for a Period of 5 Years	20.5.2022 Approved by RNTPC (5 years)

*denotes permission revoked

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- The Site comprises Old Scheduled Agricultural Lots (OSALs). The OSALs are 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; and
- Advisory comments as detailed in **Appendix IV**.

2. Long Term Development

Comment of the Project Manager/North, Civil Engineering and Development Department (PM/N, CEDD):

- The subject site is within the proposed boundary of San Tin / Lok Ma Chau Development Node (STLMC DN). According to the latest tentative development programme of STLMC DN, the construction work and land resumption will commence tentatively by 2024. Thus, the subject site, within the boundary of STLMC DN, will probably be required for timely clearance and construction.

3. Traffic

Comments of the Commissioner for Transport (C for T):

- He has no comment from traffic engineering point of view; and
- Should the application be approved, the following condition should be incorporated:

No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- The applicant is advised to follow the relevant mitigation measures and requirements in the latest COP issued by DEP in order to minimize any potential environmental nuisance;
- There is no complaint case related to the application site in the past three years; and
- Advisory comments as detailed in **Appendix IV**.

5. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- He has no objection in principle to the proposed use from the drainage operation and maintenance point of view;
- Should the application be approved, the following conditions should be included to request the applicant to:
 - (i) Submit a drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.
 - (ii) Implement and maintain the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- Advisory comments as detailed in **Appendix IV**.

6. Fire Safety

Comments of the Director of Fire Services (D of FS):

- He has no objection in principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction;
- In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his Department for approval; and
- Advisory comments as detailed in **Appendix IV**.

7. Other Departments

The following government departments have no objection/no adverse comment to the application and their advisory comments, if any, are in **Appendix IV**:

- Chief Building Surveyor/New Territories West, Buildings Department
- Chief Highway Engineer/New Territories West, Highways Department (HyD)
- Chief Engineer/Railway Development 2-2, HyD
- Chief Town Planner/Urban Design and Landscape Section, Planning Department
- Project Manager (West), West Development Office, CEDD
- Director of Agriculture, Fisheries and Conservation
- Commissioner of Police
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD)
- District Officer (Yuen Long), Homes Affairs Department

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- The Site comprises Old Scheduled Agricultural Lots (OSALs). The OSALs are 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; and
 - The lot owner(s) will need to immediately apply to his office to permit the structures to be erected or regularize any irregularity on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by the Lands Department 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 free, as may be imposed by the Lands Department.
- (b) to note the comment of the Project Manager/North, Civil Engineering and Development Department (PM/N, CEDD) that:
- The subject site is within the proposed boundary of San Tin / Lok Ma Chau Development Node (STLMC DN). According to the latest tentative development programme of STLMC DN, the construction work and land resumption will commence tentatively by 2024. Thus, the subject site, within the boundary of STLMC DN, will probably be required for timely clearance and construction.
- (c) to note the comments of the Commissioner for Transport (C for T) that:
- The Site is connected to public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly; and
 - As there is no information about the vehicular access at the private lot(s) to the concerned site, the applicant should seek the relevant land owner(s) on the right of using the vehicular access.
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- The proposed access arrangement should be commented by the TD;
 - Adequate drainage measures should be provided to prevent surface water running from the application site to the nearby public roads and drains; and
 - The access road connecting the application site with Hung Fa Hom Road is not and will not be maintained by HyD. HyD is not responsible for maintaining any access connecting the application site with Hung Fa Hom Road.

- (e) to follow the environmental mitigation measures as set out in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the Director of Environmental Protection (DEP) in order to minimise any possible environmental nuisances as advised by DEP.
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- The drainage submission should demonstrate how the applicant will collect, convey and discharge rain water falling onto or flowing to his site. A clear drainage plan showing full details of the existing drains and the proposed drains (e.g. cover and invert levels of pipes/catchpits/outfalls and ground levels justifying water flow etc.) with supporting design calculation and charts should be included. (For preparation of the drainage proposal, the Guideline on preparation of the drainage proposal is available in DSD homepage at https://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_Guidelines/Drainage_Submission.pdf for reference). The applicant is reminded that approval of the drainage proposal must be sought prior to the implementation of drainage works on site;
 - After the completion of the required drainage works, the applicant shall provide DSD for reference a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs;
 - The applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas;
 - The applicant is reminded that the proposed drainage proposal/ works as well as the site boundary should not cause encroachment upon areas without DSD's jurisdiction;
 - No public sewerage maintained by DSD is currently available for connection. No sewerage collected from the Site should be discharged to the drainage system. For sewage disposal and treatment, agreement from DEP shall be obtained;
 - The applicant shall consult DLO/YL regarding all the proposed drainage works outside the lot boundary in order to ensure the unobstructed discharge from the application site in future; and
 - 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 works on site under proper maintenance at all times.
- (g) to note the comments of the Director of Fire Services (D of FS) that:
- The layout plans to be submitted to his department should be drawn to scale and depicted with dimensions and nature of occupancy;
 - The location of where the proposed FSI to be installed should be clearly marked on the layout plans; and

- The applicant is reminded that if any proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- Before any 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 Building Authority should be obtained, otherwise they are unauthorized building work (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - For UBW erected on leased land, enforcement action may be taken by the Building 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 constructed as an acceptance of any existing building works or UBW on the application site under the BO;
 - The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulation 4 and 41D of the Building (Planning) Regulation [B(P)R] respectively;
 - The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage; and
 - 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
 - Detailed checking under the BO will be carried out at the building plan submission stage.

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

參考編號

Reference Number:

220709-151321-49382

提交限期

Deadline for submission:

26/07/2022

提交日期及時間

Date and time of submission:

09/07/2022 15:13:21

有關的規劃申請編號

The application no. to which the comment relates: A/YL-NTM/441

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Kc wong

意見詳情

Details of the Comment :

本人反對該項目，理由如下：

申請人沒提交以下評估

環評評估（空氣污染，排水污染及噪音）

交通影響，出入路段為單程小路，亦靠近住宅區

樹木評估

Visual impact assessment

Landscape impact assessment

Sewage impact assessment

另建築材料有易燃風險，不宜靠近民居

消防風險太高

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

參考編號

Reference Number:

220709-153504-58346

提交限期

Deadline for submission:

26/07/2022

提交日期及時間

Date and time of submission:

09/07/2022 15:35:04

有關的規劃申請編號

The application no. to which the comment relates: A/YL-NTM/441

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Mandy Chan

意見詳情

Details of the Comment :

反對

Building materials can be flammable and explosives

The applicant failed to submit:

1. Traffic impact assessment
2. Environmental assessment
3. Tree survey
4. Visual impact assessment
5. Landscape impact assessment
6. Sewage impact assessment

The site is closed to residential area and it is not suitable to store flammable materials

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

220710-105129-78392

提交限期**Deadline for submission:**

26/07/2022

提交日期及時間**Date and time of submission:**

10/07/2022 10:51:29

有關的規劃申請編號**The application no. to which the comment relates:** A/YL-NTM/441**「提意見人」姓名/名稱****Name of person making this comment:**

先生 Mr. Kwong Pui Hay Benny

意見詳情**Details of the Comment :****反對臨時用地申請：作為建材零賣商店及儲存用途**

本區域內從未有過上述類型的用地。原因就是此類用途根本與本區的各項公共設施完全不相配合。

A :

道路大小

消防車輛救援進出

臨近民居山火危險

環境保護/綠化帶

噪音

B :

特別是該用地沒有直接通路接駁到主要交通道路新潭路。進出該擬建的「零售商店」必須經過三條私人路段（碧豪苑第一街，第六街及翠逸雅園界內維護的一段紅花礮路），對各方使用者和居民都極為不便。

該申請必須滿足上面各項社會公眾利益和私人權益方能考慮審批。

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

參考編號

Reference Number:

220710-122629-79790

提交限期

Deadline for submission:

26/07/2022

提交日期及時間

Date and time of submission:

10/07/2022 12:26:29

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NTM/441

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Au Yeung Tung Wai

意見詳情

Details of the Comment :

Fire risk

Noise

Ugly crane

Narrow road access

Very near to household

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

220710-124831-24861

提交限期**Deadline for submission:**

26/07/2022

提交日期及時間**Date and time of submission:**

10/07/2022 12:48:31

有關的規劃申請編號**The application no. to which the comment relates:** A/YL-NTM/441**「提意見人」姓名/名稱****Name of person making this comment:**

小姐 Miss 李珊珊

意見詳情**Details of the Comment :**

本人反對上述申請，因所在位置是單程路，路面狹窄。上述所在位置經常發生山火，對消防構成嚴重壓力及問題。申請人是一間建材公司，放置大量建材實屬對環境及附近居民是好嚴重威脅。再者，這條單程路已經常有重型車經過，產生大量噪音，若這裏興建一間建材公司，會增加道路使用壓力，對環境產生大量噪音，構成消防安全問題等等，都會對環境及附近居民構成嚴重威脅。本人強烈反對上述申請。

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

參考編號

Reference Number:

220710-134518-83387

提交限期

Deadline for submission:

26/07/2022

提交日期及時間

Date and time of submission:

10/07/2022 13:45:18

有關的規劃申請編號

The application no. to which the comment relates: A/YL-NTM/441

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 林少偉

意見詳情

Details of the Comment :

本人強烈反對上述申請，我的理由如下

- 1.因上述位置是住宅區，環境清靜。
 - 2.上述申請位置是單程路，路面狹窄，消防車進出掉頭都非常困難。
 - 3.所在位置旁邊是山林及原住民山墳，經常發生山火，絕對不適合儲存大量建材。
 - 4.所在位置的民居經常發生入屋偷竊，絕對不能承受更多陌生人進出。
 - 5.所在位置的其中一段道路是歸我們的業主負責維護修理，單程路不適合建材運輸車經過，構成道路交通及保養問題。
 - 6.經過的道路緊貼我們的住宅，運輸車經過產生大量噪音，絕對影響我們的生活。
- 上述申請無論對環境，對消防，對治安均產生嚴重壓力，對居民生活及生命構成可怕的威脅。故請求貴處否決上述申請，保護居民安全。謝謝

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

參考編號

Reference Number:

220710-152050-91727

提交限期

Deadline for submission:

26/07/2022

提交日期及時間

Date and time of submission:

10/07/2022 15:20:50

有關的規劃申請編號

The application no. to which the comment relates: A/YL-NTM/441

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. cheng ming yee

意見詳情

Details of the Comment :

強烈反對!!!

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

參考編號

Reference Number:

220710-203711-74040

提交限期

Deadline for submission:

26/07/2022

提交日期及時間

Date and time of submission:

10/07/2022 20:37:11

有關的規劃申請編號

The application no. to which the comment relates: A/YL-NTM/441

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Cheng Ming yee

意見詳情

Details of the Comment:

反對臨時用地申請：作為建材零賣商店及儲存用途
大量儲存建築材料容易引起火警。唯紅花磡路沒有任何消防龍頭設施供救火使用，波及
周邊山林危及民居一發不可收拾！而且消防車輛進出紅花磡路亦有困難。
道路大小
消防車輛救援進出
臨近民居山火危險
環境保護/綠化帶
噪音

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

參考編號

Reference Number:

220710-185509-89301

提交限期

Deadline for submission:

26/07/2022

提交日期及時間

Date and time of submission:

10/07/2022 18:55:09

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NTM/441

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Lam Yim Ling

意見詳情

Details of the Comment :

反對臨時用地申請：作為建材零賣商店及儲存用途

本區域內從未有過上述類型的用地。原因就是此類用途根本與本區的各項公共設施完全不相配合。

A :

道路大小

消防車輛救援進出

臨近民居山火危險

環境保護/綠化帶

噪音

B :

特別是該用地沒有直接通路接駁到主要交通道路新潭路。進出該擬建的「零售商店」必須經過三條私人路段（碧豪苑第一街，第六街及翠逸雅園界內維護的一段紅花礮路），對各方使用者和居民都極為不便。大型或重型車輛，不適合使用翠逸雅園圍牆外的一段紅花礮路，因路闊不足及建造等級所限。

C :

大量儲存建築材料容易引起火警。唯紅花礮路沒有任何消防龍頭設施供救火使用，波及周邊山林危及民居一發不可收拾！而且消防車輛進出紅花礮路亦有困難。

該申請必須滿足上面各項社會公眾利益和私人權益方能考慮審批。

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

參考編號
Reference Number: 220710-185701-42800

提交限期
Deadline for submission: 26/07/2022

提交日期及時間
Date and time of submission: 10/07/2022 18:57:01

有關的規劃申請編號
The application no. to which the comment relates: A/YL-NTM/441

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Kam Lok Sang

意見詳情
Details of the Comment :

反對臨時用地申請：作為建材零賣商店及儲存用途

本區域內從未有過上述類型的用地。原因就是此類用途根本與本區的各项公共設施完全不相配合。

A :
道路大小
消防車輛救援進出
臨近民居山火危險
環境保護/綠化帶
噪音

B :
特別是該用地沒有直接通路接駁到主要交通道路新潭路。進出該擬建的「零售商店」必須經過三條私人路段（碧豪苑第一街，第六街及翠逸雅園界內維護的一段紅花礮路），對各方使用者和居民都極為不便。大型或重型車輛，不適合使用翠逸雅園圍牆外的一段紅花礮路，因路闊不足及建造等級所限。

C :
大量儲存建築材料容易引起火警。唯紅花礮路沒有任何消防龍頭設施供救火使用，波及周邊山林危及民居一發不可收拾！而且消防車輛進出紅花礮路亦有困難。

該申請必須滿足上面各項社會公眾利益和私人權益方能考慮審批。

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

參考編號

220711-150936-54417

Reference Number:

提交限期

26/07/2022

Deadline for submission:

提交日期及時間

11/07/2022 15:09:36

Date and time of submission:

有關的規劃申請編號

A/YL-NTM/441

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Dr. Joseph Yao

Name of person making this comment:

意見詳情

Details of the Comment :

I object to the captioned application A/YL-NTM/441 based on the following reasons:

1. The use of land applied for is inappropriate and unsuitable in a residential area.
2. The size of the access road cannot support the intended use and the associated traffic load.
3. Severe fire risks given the materials/inventories involved and the proximity to residential houses.
4. Damage to the environment.
5. Noise pollution.
6. Air pollution from the building material particles.
7. Destruction to wild life.
8. No fire fighting support - fire engines cannot effective access the site, lack of fire hydrants in the proximity.
9. Access to the site involves trespassing three private roads.
10. The road surfaces, currently maintained privately, cannot support the weight and loading of commercial trucks.
11. Storage of building materials shall involve significant quantities of chemicals and flammable materials. Lack of fire fighting facilities is a grave concern and will cause uncontrollable residential and hill fires, resulting in loss of lives and destruction of the plantations.

The applicant has also failed to submit:

- Traffic impact assessment
- Environmental assessment (noise, air and/or water pollutions)
- Visual impact assessment
- Landscape impact assessment
- Tree survey
- Sewage impact assessment
- Fire hazard assessment

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

參考編號

Reference Number:

220711-183653-91644

提交限期

Deadline for submission:

26/07/2022

提交日期及時間

Date and time of submission:

11/07/2022 18:36:53

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NTM/441

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. YU SAI MAN SIM
ON

意見詳情

Details of the Comment :

反對臨時用地申請：作為建材零賣商店及儲存用途

本區域內從未有過上述類型的用地。原因就是此類用途根本與本區的各項公共設施完全不相配合。

A :

道路大小

消防車輛救援進出

臨近民居山火危險

環境保護/綠化帶

噪音

B :

特別是該用地沒有直接通路接駁到主要交通道路新潭路。進出該擬建的「零售商店」必須經過三條私人路段（碧豪苑第一街，第六街及翠逸雅園界內維護的一段紅花礮路），對各方使用者和居民都極為不便。大型或重型車輛，不適合使用翠逸雅園圍牆外的一段紅花礮路，因路闊不足及建造等級所限。

C :

大量儲存建築材料容易引起火警。唯紅花礮路沒有任何消防龍頭設施供救火使用，波及周邊山林危及民居一發不可收拾！而且消防車輛進出紅花礮路亦有困難。

該申請必須滿足上面各項社會公眾利益和私人權益方能考慮審批。

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

參考編號

Reference Number:

220713-210627-01592

提交限期

Deadline for submission:

26/07/2022

提交日期及時間

Date and time of submission:

13/07/2022 21:06:27

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NTM/441

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Christa Wong

意見詳情

Details of the Comment :

反對臨時用地申請：作為建材零賣商店及儲存用途

本區域內從未有過上述類型的用地。原因就是此類用途根本與本區的各項公共設施完全不相配合。

A :

道路大小

消防車輛救援進出

臨近民居山火危險

環境保護/綠化帶

噪音

B :

特別是該用地沒有直接通路接駁到主要交通道路新潭路。進出該擬建的「零售商店」必須經過三條私人路段（碧豪苑第一街，第六街及翠逸雅園界內維護的一段紅花礮路），對各方使用者和居民都極為不便。大型或重型車輛，不適合使用翠逸雅園圍牆外的一段紅花礮路，因路闊不足及建造等級所限。

C :

大量儲存建築材料容易引起火警。唯紅花礮路沒有任何消防龍頭設施供救火使用，波及周邊山林危及民居一發不可收拾！而且消防車輛進出紅花礮路亦有困難。

該申請必須滿足上面各項社會公眾利益和私人權益方能考慮審批。

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**Rolling Hills Phase II**

14/07/2022 17:02

From: Carol Li
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

1 attachment



20220714165216183.pdf

敬啟者：

本苑為新界牛潭尾紅花磡路18號翠逸雅園。

本苑業戶就鄰近土地申請擬議臨時商店及服務行業(建築材料零售商店)之諮詢提出反對(申請編號：A/YL-NTM/441)，意見詳情請參閱附件。

Best Regards,
Carol Li
KOLOT PROPERTY SERVICES LIMITED
TEL:
FAX:

本苑為新界牛潭尾紅花磡路 18 號翠逸雅園，本苑居民對有關計劃意見如下：

反對臨時用地申請：作為建材零售商店及儲存用途

本區域內從未有過上述類型的用地。原因就是此類用途根本與本區的各項公共設施完全不相配合。

A：

道路大小

消防車輛救援進出

臨近民居山火危險

環境保護/綠化帶

噪音

B：

特別是該用地沒有直接通路接駁到主要交通道路新潭路。進出該擬建的「零售商店」必須經過三條私人路段（碧豪苑第一街，第六街及翠逸雅園界內維護的一段紅花磡路），對各方使用者和居民都極為不便。大型或重型車輛，不適合使用翠逸雅園圍牆外的一段紅花磡路，因路闊不足及建造等級所限。

C：

大量儲存建築材料容易引起火警。唯紅花磡路沒有任何消防龍頭設施供救火使用，波及周邊山林危及民居一發不可收拾！而且消防車輛進出紅花磡路亦有困難。

該申請必須滿足上面各項社會公眾利益和私人權益方能考慮審批。

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/YL-NTM/441

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

請參閱附件。

批發人姓名/名稱 NAME OF PERSON/COMPANY MAKING THIS COMMENT

Mr. Yim / Ms. Li

簽署 Signature



日期 Date

14-7-2022

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

參考編號

Reference Number:

220714-164808-22043

提交限期

Deadline for submission:

26/07/2022

提交日期及時間

Date and time of submission:

14/07/2022 16:48:08

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NTM/441

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Shirley Yap

意見詳情

Details of the Comment :

I object to the captioned application A/YL-NTM/441 based on the following reasons:

1. The use of land applied for is inappropriate and unsuitable in a residential area.
2. The size of the access road cannot support the intended use and the associated traffic load.
3. Severe fire risks given the materials/inventories involved and the proximity to residential houses.
4. Damage to the environment.
5. Noise pollution.
6. Air pollution from the building material particles.
7. Destruction to wild life.
8. No fire fighting support - fire engines cannot effective access the site, lack of fire hydrants in the proximity.
9. Access to the site involves trespassing three private roads.
10. The road surfaces, currently maintained privately, cannot support the weight and loading of commercial trucks.
11. Storage of building materials shall involve significant quantities of chemicals and flammable materials. Lack of fire fighting facilities is a grave concern and will cause uncontrollable residential and hill fires, resulting in loss of lives and destruction of the plantations.

The applicant has also failed to submit:

- Traffic impact assessment
- Environmental assessment (noise, air and/or water pollutions)
- Visual impact assessment
- Landscape impact assessment
- Tree survey
- Sewage impact assessment
- Fire hazard assessment

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

參考編號

Reference Number:

220718-100722-21559

提交限期

Deadline for submission:

26/07/2022

提交日期及時間

Date and time of submission:

18/07/2022 10:07:22

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NTM/441

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Jackson Chu

意見詳情

Details of the Comment :

On behalf of certain residents in Phase 2 of Rolling Hills, we hereby respond to the invitation of the Director of Planning to express views/comments on the Town Planning Application No. A/YL-NTM/441 on Lots 1545 (Part) and 1546 (Part) in D.D. 105, Ngau Tam Mei, Yuen Long. The proposed development is a Temporary Shop and Services (Retail Shop of Building Materials), which appears to be incompatible with adjacent residential development in the "Residential (Group C)" zone.

The proposed shop was located directly behind the House 25 to House 30 of Rolling Hills Phase II with a distance less than 30m from the boundary of the development. In between the development and the proposed shop is full of vegetation grown. In consideration of the proposed shop with material storage in close proximity with adjacent premises, I would like to register my objection to the Planning Application No. A/YL-NTM/441 with following reasons and consideration s:-

1. Fire Safety Consideration

The retail shop mainly sells building materials and substantial portion of which will inevitably be combustible and flammable. As a temporary shop, it may not have proper firefighting equipment or installation, e.g. sprinkler system and hose reel system, to swiftly suppress the fire when accident happens. Any fire generated there may evolve as hill fires that can spread quickly to neighborhoods through the vegetation especially during dry season when part of the tree branches had almost reached the development boundary of Rolling Hills or touching the trees grown from the development. That poses a great threat to life and property of adjacent residents.

Furthermore, no street hydrants were noted nearby the application location to assist fire firefighting. Fire engines are also difficult to drive through and turn along the narrow single lane driveway next to Rolling Hills portion leading to the proposed shop since the width over there is only about 5m and far below a carriageway standard of 7.3m wide. The turning space at the junction between Hung Fa Hom Road and the access road leading to the shop is insufficient for fire engine turning that will render any firefighting for the shop difficult.

The zone around Rolling Hills has long been identified by the Fire Services Department(FSD) re

quires as high risk for hill fire. The department also reminded the residents nearby to keep fire extinguishers at home. As the fire hazard is already highly concerned by the FSD, the presence of proposed shop appears to have further intensified the potential hazard.

In view of the above-mentioned, we opine that the planning application will compromise the fire safety of the neighborhood and therefore object the proposed application.

2. Adverse Traffic Impact Consideration

Secondly, traffic impacts would be another major consideration. There is no other direct road for visiting the proposed shop and service development from San Tam Road other than driving through Maple Gardens 1st Street, Maple Gardens 6th Street and Hung Fa Hom Road. Part of these roads is within private lot and with one lane two-way traffic that is used primarily for residents of the few properties located in the area for jogging and leisure walk.

The ingress and egress arrangements for lorry are undesirable in that the width of the ingress is excessive and the pedestrian safety has not been secured which may also be harmful to residents and pedestrians themselves. Moreover, as mentioned in point 1 (Fire Safety Consideration), the road is difficult for fire engines to pass through if there are any incidents.

Refer to the Town Planning Application No. A/YL-NTM/423-1, another temporary shops and services for building materials was approved on 30/12/2021. It already caused adverse traffic impact as part of the Hung Fa Hom Road is the only access road for visiting the temporary shop. The proposed shop and service development will likely introduce more vehicular traffic and worsen the situation of queuing back to or reversing onto/from public road which will cause air and noise nuisance or even safety hazard to the residents nearby. The cumulative effect of further approval of similar applications would intensify the abovementioned problem.

We consider the road cannot support additional frequent and heavy vehicular traffic which will be in conflict with the current use of residents by the nearby houses.

Without any supporting documents including traffic impact assessment (on vehicles) and traffic impact assessment (on pedestrian) to evaluate the risk and any proposed mitigation measures, the adverse traffic impact going to be created by the proposed development is just too risky to bear by local residents.

3. Adverse Environmental Impact Consideration

Thirdly, when the proposed development is being implemented, large scale of dust, dirt and construction wastes and noise will be generated which will seriously affect the air and water quality, the tranquil rural neighborhood, the beautiful landscape and even the ecology in the vicinity. These impacts are already found irreversible with the existing retail shop of building materials (refer to Photo No.09 to 01 attached).

Residential dwellings located in close proximity to the site would be susceptible to the adverse environmental nuisances generated by the development. After the opening of the shop, the vehicle exhaust and water pollution, dust, noise and other nuisances created by the customers and cars transporting building materials will also spoil the tranquil rural environment nearby.

The cumulative effect of approving similar applications on top of the Town Planning Application No. A/YL-NTM/423-1 would result in a general degradation of the environment of the area.

Without any environmental assessment (noise, air and/or water pollutions), landscape impact assessment, tree survey, and other reports regarding evaluation of the environmental nuisance and

impact were submitted, we consider that the planning application for proposed shop and service use should be rejected since the adverse environmental impact could also be too much to bear by local residents.

To conclude, with the above-stated considerations, I hereby strongly object to the Town Planning Application No. A/YL-NTM/441 with the reasons above and your due consideration of all our concerns is appreciated. Thank you for your attention.



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

16



By fax, post & email
(Fax no. 2877 0245)

18 July 2022

Re: Objection to the Application No. A/YL-NTM/441
Location: Lots 1545 (Part) and 1546 (Part) in D.D. 105, Ngau Tam Mei, Yuen Long
Applied use: Proposed Temporary Shop and Services (Retail Shop of Building Materials)



1543 9081-2015



Certificate No. Q502

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AP(A), RI, QP
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Bonny Lau
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John Wong
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MRICS, MHKIS,
Chartered Surveyor,
AP(S), RI, QP
Senior Consultant

On behalf of certain residents in Phase 2 of Rolling Hills, we hereby respond to the invitation of the Director of Planning to express views / comments on the Town Planning Application No. A/YL-NTM/441 on Lots 1545 (Part) and 1546 (Part) in D.D. 105, Ngau Tam Mei, Yuen Long. The proposed development is a Temporary Shop and Services (Retail Shop of Building Materials), which appears to be incompatible with adjacent residential development in the "Residential (Group C)" zone.

The proposed shop was located directly behind the House 25 to House 30 of Rolling Hills Phase II with a distance less than 30m from the boundary of the development. In between the development and the proposed shop is full of vegetation grown (refers to Photo No.01 attached). In consideration of the proposed shop with material storage in close proximity with adjacent premises, I would like to register my objection to the Planning Application No. A/YL-NTM/441 with following reasons and considerations:-

1. Fire Safety Consideration

The retail shop mainly sells building materials and substantial portion of which will inevitably be combustible and flammable. As a temporary shop, it may not have proper firefighting equipment or installation, e.g. sprinkler system and hose reel system, to swiftly suppress the fire when accident happens. Any fire generated there may evolve as hill fires that can spread quickly to neighborhoods through the vegetation especially during dry season when part of the tree branches had almost reached the development boundary of Rolling Hills or touching the trees grown from the development. That poses a great threat to life and property of adjacent residents (refer to Photo No.02 & No. 04 attached).



Furthermore, no street hydrants were noted nearby the application location to assist fire firefighting. Fire engines are also difficult to drive through and turn along the narrow single lane driveway next to Rolling Hills portion leading to the proposed shop since the width over there is only about 5m and far below a carriageway standard of 7.3m wide. The turning space at the junction between Hung Fa Hom Road and the access road leading to the shop is insufficient for fire engine turning (refer to Photo No.03-05 attached) that will render any firefighting for the shop difficult.

The zone around Rolling Hills has long been identified by the Fire Services Department (FSD) requires as high risk for hill fire. The department also reminded the residents nearby to keep fire extinguishers at home. As the fire hazard is already highly concerned by the FSD, the presence of proposed shop appears to have further intensified the potential hazard.

In view of the above-mentioned, we opine that the planning application will compromise the fire safety of the neighborhood and therefore object the proposed application.

2. Adverse Traffic Impact Consideration

Secondly, traffic impacts would be another major consideration. There is no other direct road for visiting the proposed shop and service development from San Tam Road other than driving through Maple Gardens 1st Street, Maple Gardens 6th Street and Hung Fa Hom Road. Part of these roads is within private lot and with one lane two-way traffic that is used primarily for residents of the few properties located in the area for jogging and leisure walk. (refer to Photo No.06 - 08 attached)

The ingress and egress arrangements for lorry are undesirable in that the width of the ingress is excessive and the pedestrian safety has not been secured which may also be harmful to residents and pedestrians themselves (refer to Photo No.08 attached). Moreover, as mentioned in point 1 (Fire Safety Consideration), the road is difficult for fire engines to pass through if there are any incidents.



Jackson Chu
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Refer to the Town Planning Application No. A/YL-NTM/423-1, another temporary shops and services for building materials was approved on 30/12/2021. It already caused adverse traffic impact as part of the Hung Fa Hom Road is the only access road for visiting the temporary shop. The proposed shop and service development will likely introduce more vehicular traffic and worsen the situation of queuing back to or reversing onto/from public road which will cause air and noise nuisance or even safety hazard to the residents nearby. The cumulative effect of further approval of similar applications would intensify the abovementioned problem. (refer to Photo No.08 attached). We consider the road cannot support additional frequent and heavy vehicular traffic which will be in conflict with the current use of residents by the nearby houses.

Without any supporting documents including traffic impact assessment (on vehicles) and traffic impact assessment (on pedestrian) to evaluate the risk and any proposed mitigation measures, the adverse traffic impact going to be created by the proposed development is just too risky to bear by local residents.

3. Adverse Environmental Impact Consideration

Thirdly, when the proposed development is being implemented, large scale of dust, dirt and construction wastes and noise will be generated which will seriously affect the air and water quality, the tranquil rural neighborhood, the beautiful landscape and even the ecology in the vicinity. These impacts are already found irreversible with the existing retail shop of building materials (refer to Photo No.09 to 011 attached).

Residential dwellings located in close proximity to the site would be susceptible to the adverse environmental nuisances generated by the development. After the opening of the shop, the vehicle exhaust and water pollution, dust, noise and other nuisances created by the customers and cars transporting building materials will also spoil the tranquil rural environment nearby.

The cumulative effect of approving similar applications on top of the Town Planning Application No. A/YL-NTM/423-1 would result in a general degradation of the environment of the area.



1517 9001, 2015



Certificate No: 19502

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Senior Consultant



Without any environmental assessment (noise, air and/ or water pollutions), landscape impact assessment, tree survey, and other reports regarding evaluation of the environmental nuisance and impact were submitted, we consider that the planning application for proposed shop and service use should be rejected since the adverse environmental impact could also be too much to bear by local residents.

To conclude, with the above-stated considerations, I hereby strongly object to the Town Planning Application No. A/YL-NTM/441 with the reasons above and your due consideration of all our concerns is appreciated. Thank you for your attention.

Yours faithfully,

Mr. Jackson Chu

C.C.

Fire Services Department



ESTD 1901/2015



Certificate No. Q-002

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Chartered Surveyor,
AP(S), RI, QP
Senior Consultant

Appendix



Photo No.01 Distance from the boundary of the development less than 30m and with vegetation grown in-between. Part of the vegetation has been stealthily removed recently.



Photo No.02 Branches of trees overlapped with the boundary wall and trees of Rolling Hills

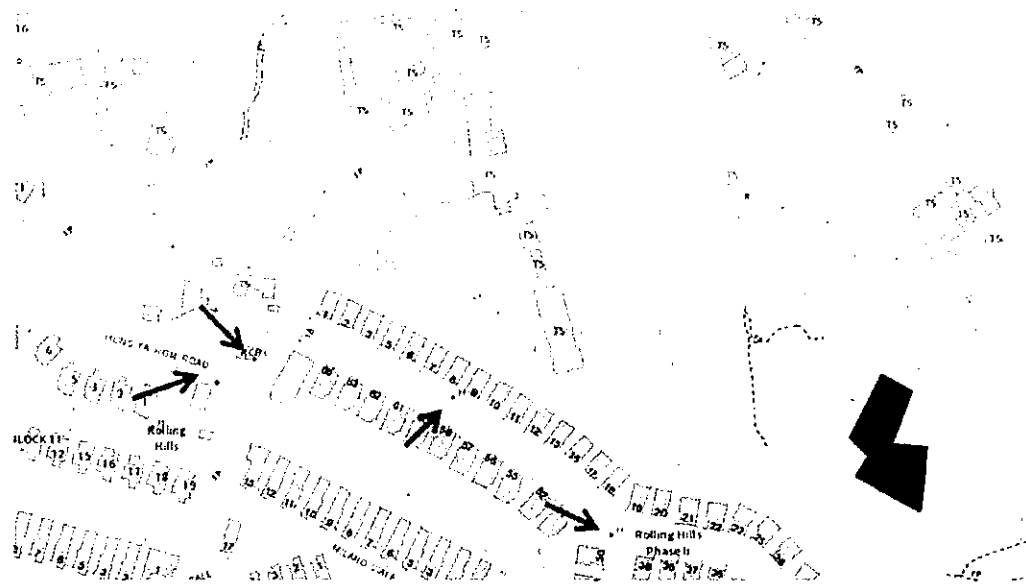


Photo No.03 Street hydrants (arrows in blue) far away from the location of proposed development (hatched in red)



Photo No.04 Width of the portion of Hung Fa Hom Road next to Phase II of Rolling Hills is insufficiently wide for fire engine operation or serve as buffer zone for fire



Photo No.05 Turning space at the road junction between Hung Fa Hom Road and access road leading to the shop appears insufficient for fire engine turning

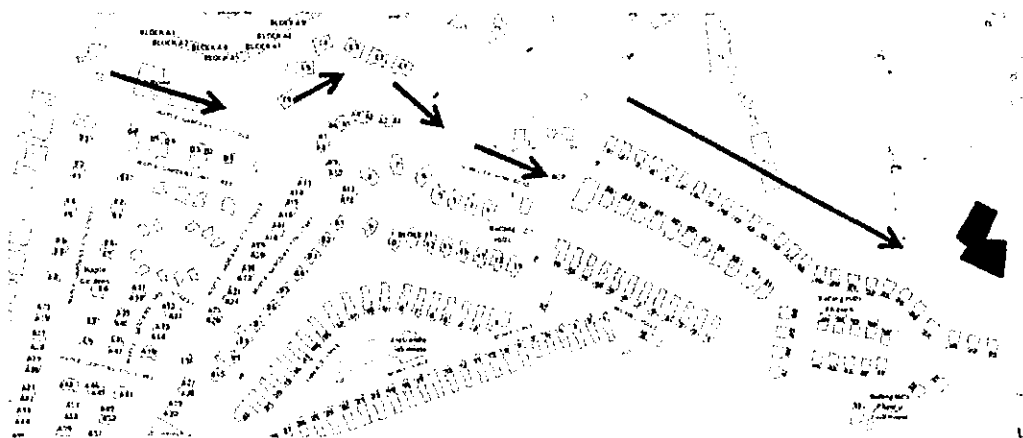


Photo No.06 Driving route to proposed development causing nuisance to Rolling Hills



Photo No.07 Part of the Hung Fa Hom Road adjacent to Rolling Hills is an one lane two-way traffic road which only be suitable for low rate of vehicular traffic



Photo No.08 Pedestrian safety has not been secured and visibility distance is inadequate.



Photo No.09 Another temporary shop and services for building materials which may bring accumulative effect with the proposed development.



Photo No.10 another temporary shop brought irreversible and adverse environmental impact to the landscape and ecology



Photo No.11 another temporary shop brought irreversible and adverse environmental impact to the landscape and ecology

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



Suspected Unlawful Occupation and Excavation of Government Lands
20/07/2022 13:20

From: "Nicole Cheng "
To: <aaly@landsd.gov.hk>
Cc: <tpbpd@pland.gov.hk>, <hkfsdenq@hkfsd.gov.hk>, <enquiry@bd.gov.hk>, <hq-hotline@epd.gov.hk>
File Ref:

1 attachment



Letter of Compliant.pdf

Dear Sir,

On behalf of certain residents in vicinity of the captioned lots, we write to report the suspected unlawful occupation and excavation of government lands, damage to government's property and unauthorized changed in use of land as follow: -

We note that planning applications (ref.: A/YL/NTM/441 & A/YL/NTM442) of proposed temporary shop and services for building materials at the captioned lots which has not been approved by Town Planning Board (refer to attached photo 01) are in public consultation stage. However, the captioned lot (Lot 1574(Part) in D.D. 105) was found fenced off and vehicles, containers, building materials (metal & timber) had been mobilized & stored on site (refer to attached photos 02-03). We afraid the huge amount of storage will contaminate the soil in proximity and cause irreversible and adverse environmental impact to the landscape and ecology.

Meanwhile, an illegal access to the lots (Lots 1545 (Part) and 1546 (Part) in D.D. 105) with cutting down of the surrounding vegetation is noted. Bulk and flammable materials are accumulated which could easily triggered wildfire especially in recent dry and high temperature environment (refer to attached photos 04-05).

We believe the above-mentioned actions have not been approved by any government departments before and we are in serious concern that our life, safety, property and the great natural neighborhood is threatened by the stated potential risks.

We look forward to your follow up action and reply.

Regards,
Mr. Jackson Chu



Lands Department
Lands Administration Office
7/F, 9/F -11/F Yuen Long Government Offices
2 Kiu Lok Square, Yuen Long, New Territories

Attn: Mr. Chu Lap Hung

By fax, post & email
(Fax no. 2479 9736)

20 July 2022



**Suspected Unlawful Occupation and Excavation of Government Lands at
Lot 1574(Part) in D.D. 105 and adjoining Government Land (A/YL/NTM442) &
Lots 1545 (Part) and 1546 (Part) in D.D. 105 (A/YL/NTM/441) at
Ngau Tam Mei, Yuen Long**



Jackson Chu
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Chartered Surveyor,
AP(S), RI, QP
Senior Consultant

On behalf of certain residents in vicinity of the captioned lots, we write to report the suspected unlawful occupation and excavation of government lands, damage to government's property and unauthorized changed in use of land as follow: -

We note that planning applications (ref.: A/YL/NTM/441 & A/YL/NTM442) of proposed temporary shop and services for building materials at the captioned lots which has not been approved by Town Planning Board (refer to attached photo 01) are in public consultation stage. However, the captioned lot (Lot 1574(Part) in D.D. 105) was found fenced off and vehicles, containers, building materials (metal & timber) had been mobilized & stored on site (refer to attached photos 02-03). We afraid the huge amount of storage will contaminate the soil in proximity and cause irreversible and adverse environmental impact to the landscape and ecology.

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We look forward to your follow up action and reply.

Yours faithfully

Mr. Jackson Chu

c.c.

Town Planning Board

Fire Services Department

Buildings Department

Environmental Protection Department

(fax: 2877 0245)

(fax: 2723 8787)

(fax: 2537 4922)

(by email)



120 1921/1915



15000000
Certificate No. 948

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Senior Consultant

Appendix

規劃申請

PLANNING APPLICATION

申請編號 Application No.	A/YL-NTM/442
地點 Location (見下圖 See Plan Below)	元朗牛潭尾丈量約份第105約地段第1574號(部分)及毗連政府土地 Lot 1574(Part) in D.D. 105 and Adjoining Government Land, Ngau Tam Mei, Yuen Long
地帶及圖則 Zoning and Plan	「住宅(組群)」 Residential (Group C) 牛潭尾分區計劃大綱核准圖號 SYL-NTM/12 Outline Zoning Plan No. SYL-NTM/12
建議 Proposal	擬議臨時商店及服務(建築材料零售店) (為期3年) Proposed Temporary Shop and Services (Retail Shop of Building Materials) for a Period of 3 Years

任何人士均可向區議會提出意見。有關意見必須於2022年7月2日以前，以書面送交區議會(香港北角海邊道333號北角政府合署15樓)。傳真(2877 8245 或 2522 8426)或電郵(ipbpd@pland.gov.hk)方式。內城區議會合署提出。

Any person may make comment on this application. The comment must be made to the Town Planning Board by hand or post (18/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong), fax (2877 8245 or 2522 8426) or e-mail (ipbpd@pland.gov.hk) on or before 2 Aug 2022.

詳情 Particulars


1. 在申請書(本表格背面)註明「附圖1」及填明申請地點。
This is an application made under section 16 of the Town Planning Ordinance (the Ordinance).

2. 申請人應向區議會提供「申請書」表格，填明申請地點，並向區議會提供有關申請地點的資料。
The applicant should provide the 'Application' form, fill in the application location, and provide information about the application location to the Town Planning Board.

3. 申請人應向區議會提供有關申請地點的資料。
The applicant should provide information about the application location to the Town Planning Board.

位置圖 Location Plan

(只作識別用途 for identification purpose only)



城市規劃委員會
2022年7月12日
Town Planning Board
12 Jul 2022

Photo 01

planning application (ref.: A/YL-NTM/442) of proposed temporary shop and services for building materials at Lot 1574(Part) in D.D. 105 and adjoining Government Land



Photo 02

Vehicles, containers, building materials has been mobilized and stored

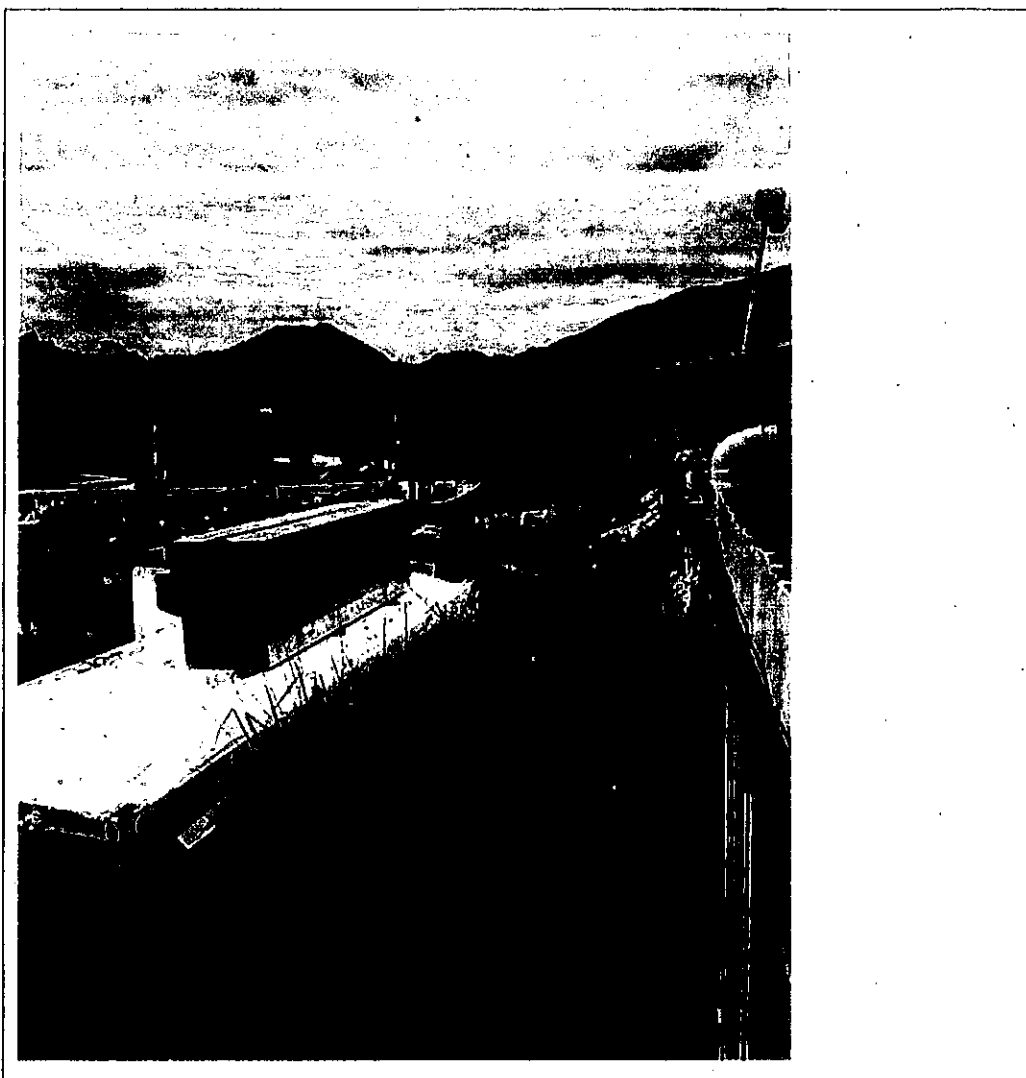


Photo 03

Vehicles, containers, building materials has been mobilized and stored

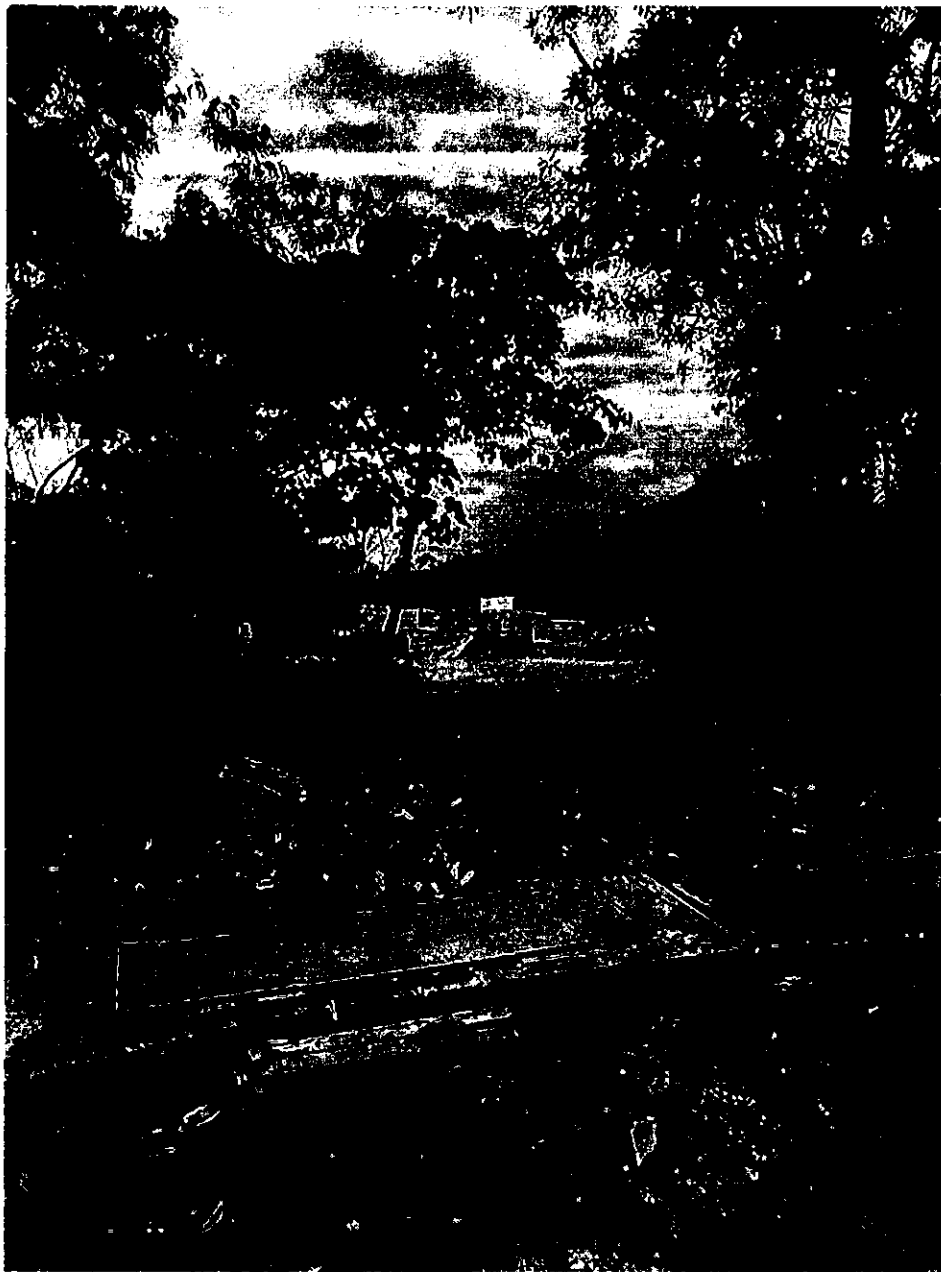


Photo 04

Illegal access to the captioned site accompanied with cutting down of the surrounding vegetation



Photo 05

Bulk and flammable materials are accumulated and stored which could easily triggered wildfire

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

參考編號

Reference Number:

220722-110425-91584

提交限期

Deadline for submission:

26/07/2022

提交日期及時間

Date and time of submission:

22/07/2022 11:04:25

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NTM/441

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Man Vinci Hoi Chi
ng

意見詳情

Details of the Comment :

反對臨時用地申請：作為建材零賣商店及儲存用途

本區域內從未有過上述類型的用地。原因就是此類用途根本與本區的各项公共設施完全不相配合。

A :

道路大小

消防車輛救援進出

臨近民居山火危險

環境保護/綠化帶

噪音

B :

特別是該用地沒有直接通路接駁到主要交通道路新潭路。進出該擬建的「零售商店」必須經過三條私人路段（碧豪苑第一街，第六街及翠逸雅園界內維護的一段紅花礮路），對各方使用者和居民都極為不便。大型或重型車輛，不適合使用翠逸雅園圍牆外的一段紅花礮路，因路闊不足及建造等級所限。

C :

大量儲存建築材料容易引起火警。唯紅花礮路沒有任何消防龍頭設施供救火使用，波及周邊山林危及民居一發不可收拾！而且消防車輛進出紅花礮路亦有困難。

該申請必須滿足上面各項社會公眾利益和私人權益方能考慮審批。

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

參考編號

Reference Number:

220722-110511-51536

提交限期

Deadline for submission:

26/07/2022

提交日期及時間

Date and time of submission:

22/07/2022 11:05:11

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NTM/441

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Man Wai Shan

意見詳情

Details of the Comment :

反對臨時用地申請：作為建材零賣商店及儲存用途

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

參考編號

Reference Number:

220722-123313-25580

提交限期

Deadline for submission:

26/07/2022

提交日期及時間

Date and time of submission:

22/07/2022 12:33:13

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NTM/441

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Pak sing

意見詳情

Details of the Comment :

反對臨時用地申請：作為建材零賣商店及儲存用途

本區域內從未有過上述類型的用地。原因就是此類用途根本與本區的各項公共設施完全不相配合。

A :

道路大小
消防車輛救援進出
臨近民居山火危險
環境保護/綠化帶
噪音

B :

特別是該用地沒有直接通路接駁到主要交通道路新潭路。進出該擬建的「零售商店」必須經過三條私人路段（碧豪苑第一街，第六街及翠逸雅園界內維護的一段紅花礮路），對各方使用者和居民都極為不便。大型或重型車輛，不適合使用翠逸雅園圍牆外的一段紅花礮路，因路闊不足及建造等級所限。

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A/YL-NTM/441 DD 105 Ngau Tam Mei
24/07/2022 03:27

From:
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

A/YL-NTM/441

Lots 1545 (Part) and 1546 (Part) in D.D. 105, Ngau Tam Mei, Yuen Long

Site area: About 800sq.m

Zoning: "Res (Group C)"

Applied use: Retail Shop of Building Materials / 3 Vehicle Parking

Dear TPB Members,

The site has a scorched earth appearance. It appears that the open storage not approved 20 years ago went ahead anyway.

Members should check if there was unapproved operations and if enforcement was carried out.

Mary Mulvihill