

2022年 7月 4日
此文件係由「城市規劃委員會」收到，城市規劃委員會
只可作「城市規劃條例」下之文件使用，正式文件請向
申請人索取。

A/YL-NTM/992

This document is received on 4 JUL 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

2201440

2/6 by pos

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	A/YL-NM/942
	Date Received 收到日期	4 JUL 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/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 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)	Lot 1574 (Part) in D.D. 105 and Adjoining Government Land, 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 1,230 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 404 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) 136 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ngau Tam Mei 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"^{16a} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{16a} (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"^{16a} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{16a} (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. 如上列任何方格的空間不足，請另頁說明)

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

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

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

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

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

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

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

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

- ☒ posted notice in a prominent position on or near application site/premises on
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 2/6/2022 (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 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期, 請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Shop and Services (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	826 / sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	404 / sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構造物數目	4
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 404 sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 404 sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構造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: Site office & toilet (Not exceeding 3m, 1 storey), Structure 2 & 3: Shop & services (Not exceeding 4.5m, 1 storey), Structure 4: Electricity meter room (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	2 spaces 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)																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>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"/>																															
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

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

(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。


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

2/6/2022

..... (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 <u>as far as possible</u> . 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 1574 (Part) in D.D. 105 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, N.T.
Site area 地盤面積	1,230 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 136 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12
Zoning 地帶	'Residential (Group C)' ('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 <u> </u> <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <u> </u> <input type="checkbox"/> Month(s) 月 <u> </u>
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services (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	404 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.328 <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	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	3-4.5	m 米 <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	32.85 % <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		2
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) NA		0 0 2 0 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"/>
Estimated traffic generation and drainage proposal		
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

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

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

**Proposed Temporary Shop and Services (Retail Shop for Selling Building Materials) for a Period of 3 Years
at
Lot 1574 (Part) in D.D. 105 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, N.T.**

Annex 1 Estimated Traffic Generation

- 1.1 The application site is served by a vehicular track leading from 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 Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (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 1,230m².
- 2.1.2 The site is vacant at the moment. Some temporary structures were found to the north and south of the application site and Maple Garden is found to the west 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 south 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 east 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 2,340m²; (Figure 4)
- The catchment is hard paved, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 33.3\text{m} - 21.2\text{m} = 12.1\text{m}$$

$$L = 90\text{m}$$

$$\therefore \text{Average fall} = 12.1\text{m in } 90\text{m} \text{ or } 1\text{m in } 7.44\text{m}$$

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

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

$$t_c = 0.14465 [90 / (13.44^{0.2} \times 2,340^{0.1})]$$

$$t_c = 3.56 \text{ minutes}$$

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

$$\text{By Rational Method, } Q_1 = 1 \times 300 \times 2,340 / 3,600$$

$$\therefore Q_1 = 195 \text{ l/s} = 11,700 \text{ l/min}$$

2.2.2 In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", for an approximate gradient of 1:15, 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).

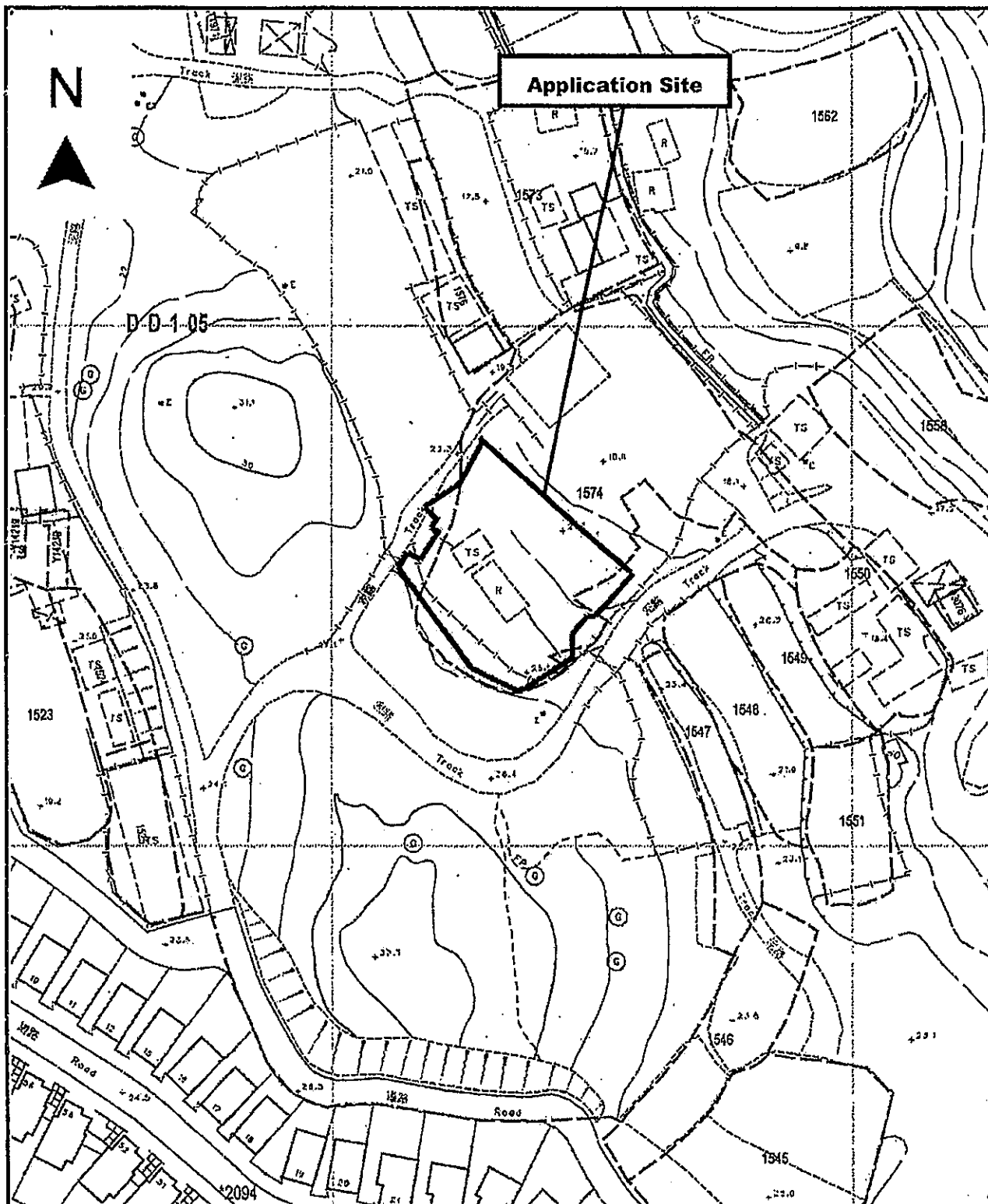
2.3.2 The intercepted stormwater will be discharged to the existing open drain to the east of the subject site. (Figure 4)

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 Lot 1574 (Part) in D.D. 105 & Adjoining Government Land, Ngau Tam Mei, Yuen Long, N.T.

Drawing Title 圖目:

Application Site

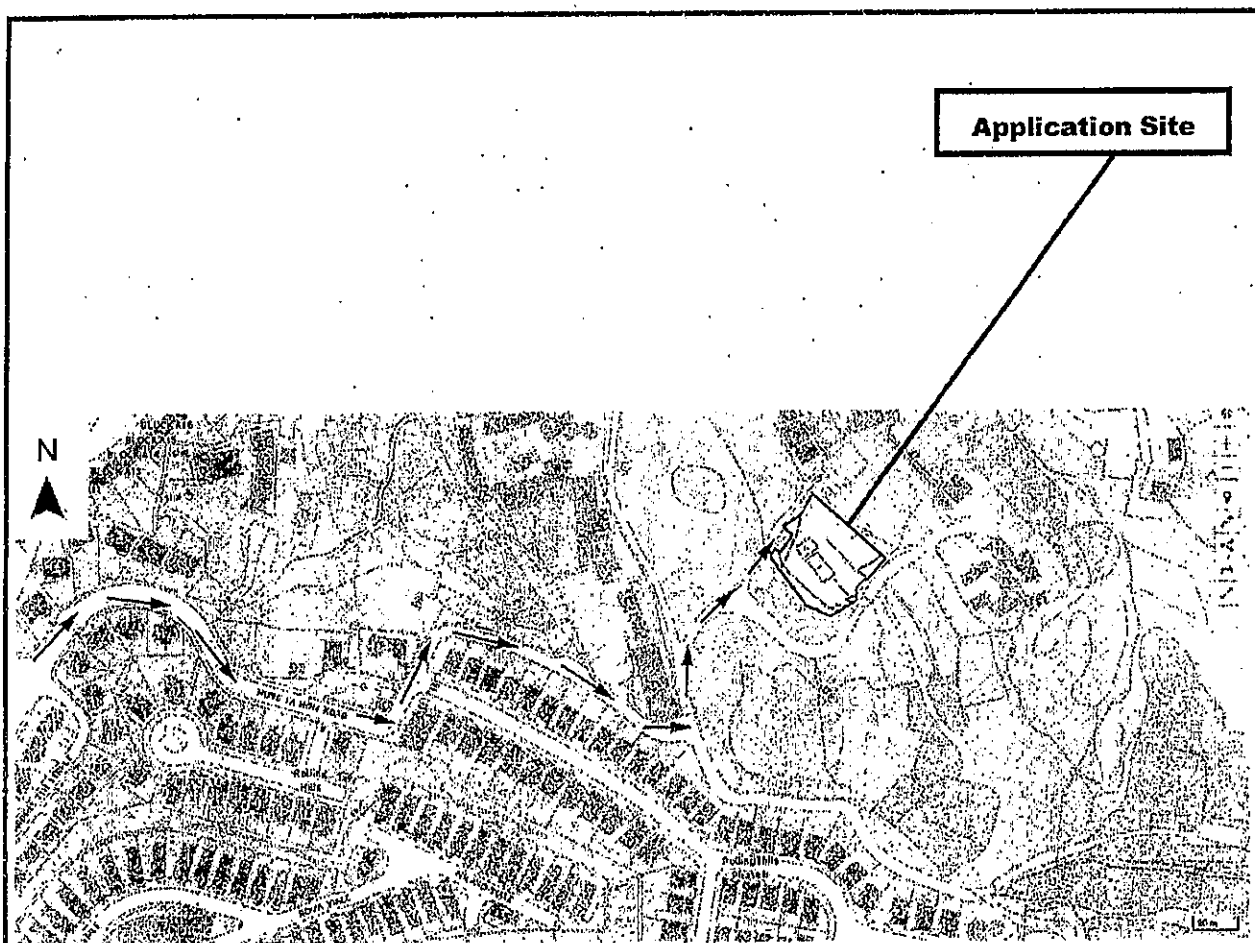
Remarks 備註:

Drawing No. 圖號:

Figure 1

Scale 比例:

1:1000



Project 项目名称:

Proposed Temporary Shop and Services (Retail Shop for Selling Building Materials) for a Period of 3 Years at Lot 1574 (Part) in D.D. 105 & Adjoining Government Land, Ngau Tam Mei, Yuen Long, N.T.

Drawing Title 圖目:

Vehicular Access Plan

Drawing No. 圖號:

Figure 2

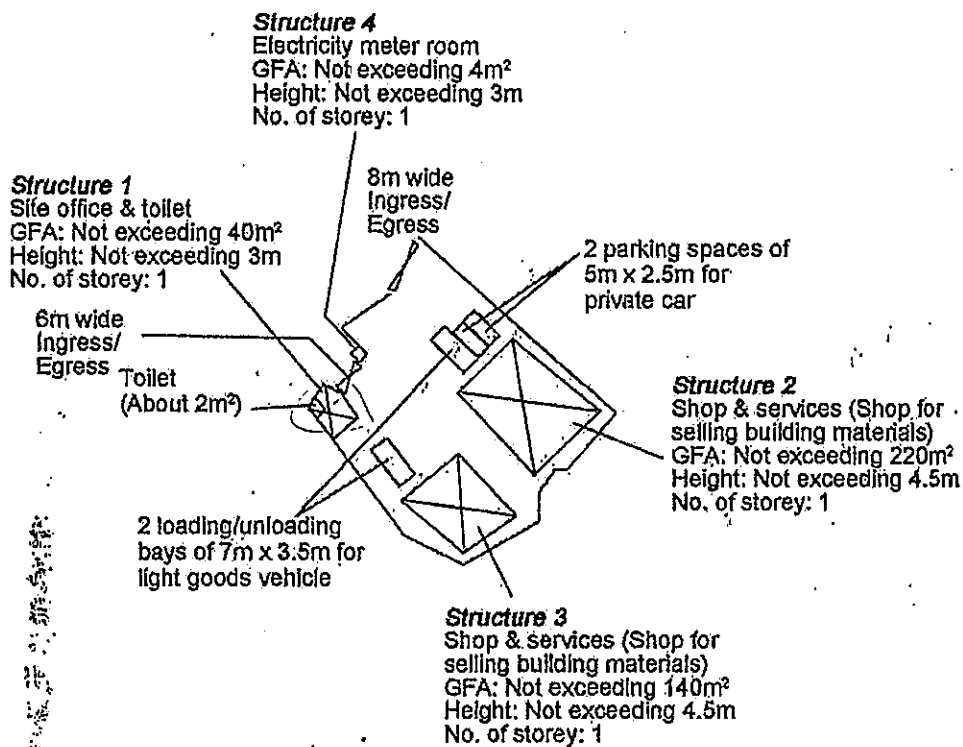
Remarks 備註:

→ Vehicular Access leading to Hung Fa Hom Road

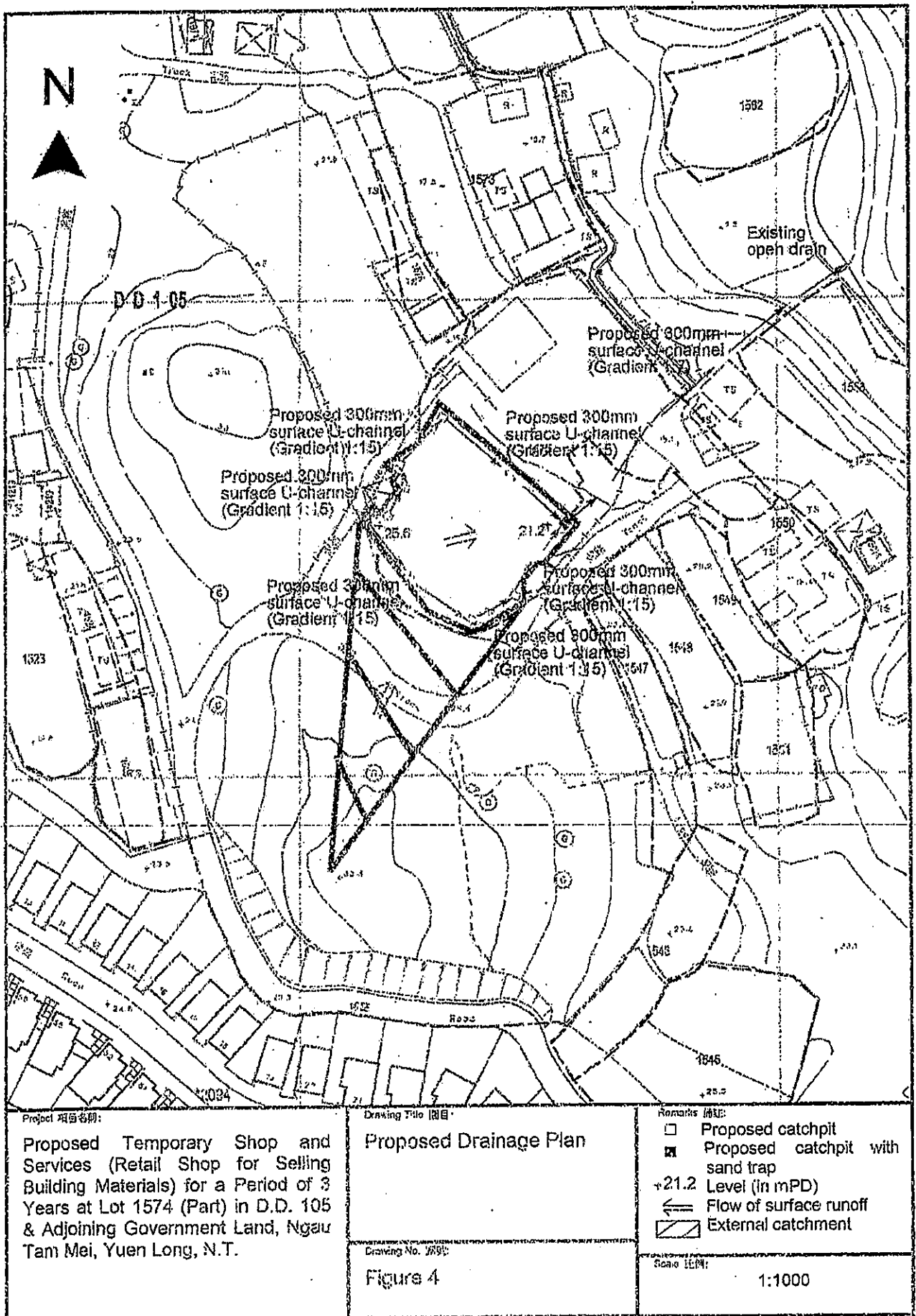
Scale 比例:

As shown

N



<p>Project 项目名称:</p> <p>Proposed Temporary Shop and Services (Retail Shop for Selling Building Materials) for a Period of 3 Years at Lot 1574 (Part) in D.D. 105 & Adjoining Government Land, Ngau Tam Mei, Yuen Long, N.T.</p>	<p>Drawing Title 圖目:</p> <p>Proposed Layout Plan</p> <p>Drawing No. 圖號:</p> <p>Figure 3</p>	<p>Remarks 備註:</p> <p>Scale 比例:</p> <p>1:1000</p>
---	---	---



Date: 15 August 2022

TPB Ref.: A/YL-NTM/442

By Email

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

Dear Sir,

Proposed Temporary Shop and Services (Retail Shop for Selling Building Materials) for a Period of 3 Years at Lot 1574 (Part) in D.D. 105 and Adjoining Government Land, 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 provide details of trip generation with breakdown to justify the provision of parking and loading/unloading within the subject site and demonstrate the traffic generated from the subject site would not have traffic impact on the public road network.	Noted. Please refer to Annex 1 below. Due to the fact that the proposed development would generate and attract as low as 0.7 pcu/hr, the subject site would not have traffic impact on the public road network.
(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. Also, no medium/heavy goods vehicle will be parked or enter/exit the Site during the operation hours.

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

Annex 1 Breakdown of Traffic Generation and Attraction

Time	Private car attracted to the site (pcu)	Private car generated by the site (pcu)	Light goods vehicle attracted to the site (pcu)	Light goods vehicle generated by the site (pcu)
09:00-10:00	2	0	1.5	0
10:00-11:00	0	0	0	0
11:00-12:00	0	0	0	1.5
12:00-13:00	0	2	0	0
13:00-14:00	0	0	0	0
14:00-15:00	0	0	1.5	0
15:00-16:00	0	0	0	0
16:00-17:00	0	0	0	0
17:00-18:00	2	0	0	1.5
18:00-19:00	0	2	0	0

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.

**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)
9.	A/YL-NTM/441	Proposed Temporary Shop and Services (Retail Shop of Building Materials) for a Period of 3 Years	12.8.2022 Approved by RNTPC (3 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 of an Old Scheduled Agricultural Lot (OSAL) and Government Land. The OSAL is held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- No permission is given for the occupation of GL included in the Site (about 136 m² subject to verification). The act of occupation of GL without Government's prior approval is not allowed; 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 of an Old Scheduled Agricultural Lot (OSAL) and Government Land (GL). The OSAL is held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - No permission is given for the occupation of GL included in the Site (about 136 m² subject to verification). The act of occupation of GL without Government's prior approval is not allowed; and
 - The owner of the subject lot will need to immediately apply to his office to permit the structures to be erected or regularize any irregularity on site, if any. Also, the applicant has to either exclude the GL from the application site or apply for a formal approval prior to the actual occupation of the GL. Besides, given the proposed use is temporary in nature, only application for 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 fee, 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), Transport Department 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 to the Site from Hung Fa Hom Road 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 outside 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), Fire Services Department 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:
- The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulation 5 and 41D of the Building (Planning) Regulations [B(P)R] respectively;
 - The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - If the existing structure (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 Building Ordinance (BO) and should not be designated for any proposed use under the captioned application;
 - 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;
 - 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;
 - 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:

220728-215151-81423

提交限期

Deadline for submission:

02/08/2022

提交日期及時間

Date and time of submission:

28/07/2022 21:51:51

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NTM/442

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 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

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:

220728-215000-94799

提交限期

Deadline for submission:

02/08/2022

提交日期及時間

Date and time of submission:

28/07/2022 21:50:00

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NTM/442

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Mandy chan

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:

220728-214810-50353

提交限期

Deadline for submission:

02/08/2022

提交日期及時間

Date and time of submission:

28/07/2022 21:48:10

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NTM/442

「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 :

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:

220728-053836-45848

提交限期

Deadline for submission:

02/08/2022

提交日期及時間

Date and time of submission:

28/07/2022 05:38:36

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NTM/442

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Man Vinci Hoi Ching

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:

220728-053916-35151

提交限期

Deadline for submission:

02/08/2022

提交日期及時間

Date and time of submission:

28/07/2022 05:39:16

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NTM/442

「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

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:

220728-003820-77470

提交限期

Deadline for submission:

02/08/2022

提交日期及時間

Date and time of submission:

28/07/2022 00:38:20

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NTM/442

「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 :

強烈反對臨時用地申請：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。

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:

220728-003158-71590

提交限期

Deadline for submission:

02/08/2022

提交日期及時間

Date and time of submission:

28/07/2022 00:31:58

有關的規劃申請編號

The application no. to which the comment relates: A/YL-NTM/442

「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:

220728-003401-98560

提交限期

Deadline for submission:

02/08/2022

提交日期及時間

Date and time of submission:

28/07/2022 00:34:01

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NTM/442

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Lee Shan 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

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。

9

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



A/YL-NTM/442 DD 105 Ngau Tam Mei

02/08/2022 03:42

From:

To:

File Ref:

[REDACTED]
tpbpd <tpbpd@pland.gov.hk>

A/YL-NTM/442

Lot 1574 (Part) in D.D. 105, Ngau Tam Mei

Site area : About 1,230sq.m including Government Land about 136sq.m

Zoning : "Res (Group C)"

Applied use : Retail Shop of Building Materials / 4 Vehicle Parking

Dear TPB Members,

No previous history of approvals but clearly an established operation. The location is listed in the

PlanD promulgates recommendations of second phase review on brownfield sites March 31 2021.

Subject to further study, it is roughly estimated that the **18 ha of scattered brownfield sites in the Ngau Tam Mei area may contribute to the production of a mix of over 6 000 public and private housing units** in due course, assuming that the area would all be used for housing developments.

Application 423 for adjoining lots was approved for same use 9 July 2021. Is there such a strong demand for building materials in the district?

In view of recent pledges made to speed up development is this district now in consideration and is encouraging brownfield use appropriate?

Note that conditions for 423 have not been fulfilled so members should question what the issue is as it will no doubt be applicable to this application also and probably same or related operator.

Mary Mulvihill

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



Rolling Hills Phase II - 反對臨時改為商店及服務行業用途
26/07/2022 10:26

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

1 attachment



20220726102529101.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/442)，意見詳情請參閱附件。

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

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/442

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。

「提意見人」姓名/名稱 Name of person/company making this comment Mr. Yim / Ms. Li

簽署 Signature

日期 Date

26-7-2022

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。

☐ 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" <aalyi@landsd.gov.hk>
To: <aalyi@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

PDF

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

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**



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.

Yours faithfully,

faithfully





Jackson Chu

Mr. Jackson Chu

C.C.

Town Planning Board

Fire Services Department

Buildings Department

Environmental Protection Department

(by email)



	+	+
A	-	+
B	-	+
C	-	+
D	-	+
E	-	+
F	-	+
G	-	+
H	-	+
I	-	+
J	-	+
K	-	+
L	-	+
M	-	+
N	-	+
O	-	+
P	-	+
Q	-	+
R	-	+
S	-	+
T	-	+
U	-	+
V	-	+
W	-	+
X	-	+
Y	-	+
Z	-	+

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

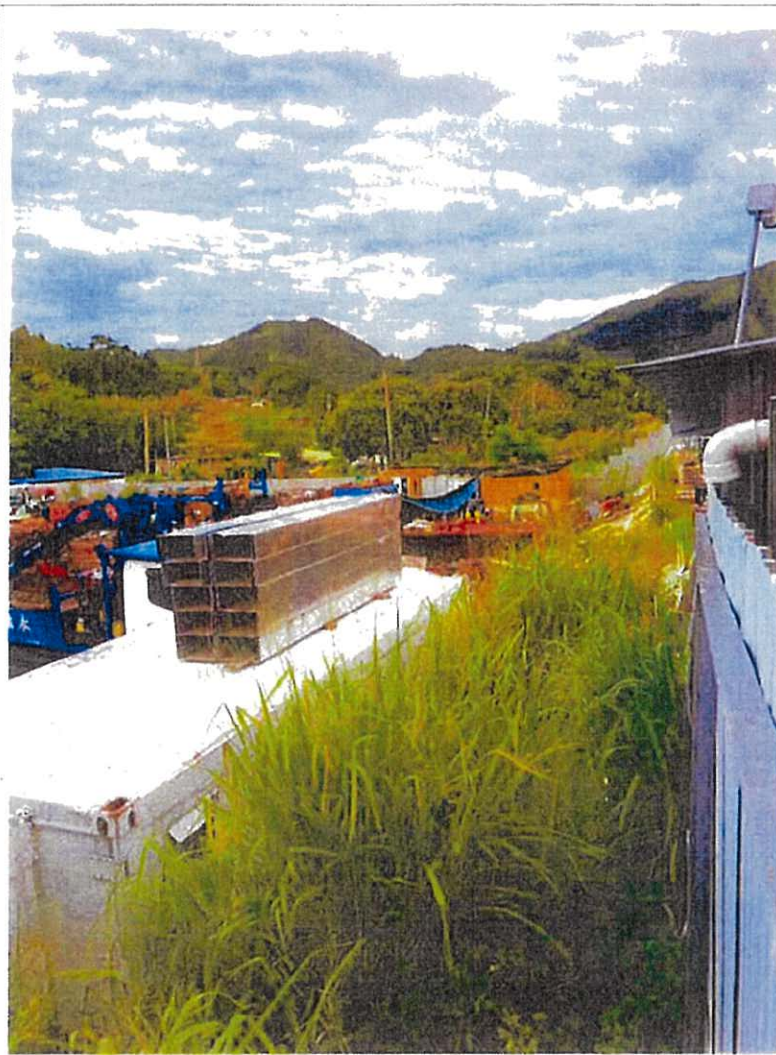


Photo 03

Vehicles, containers, building materials has been mobilized and stored

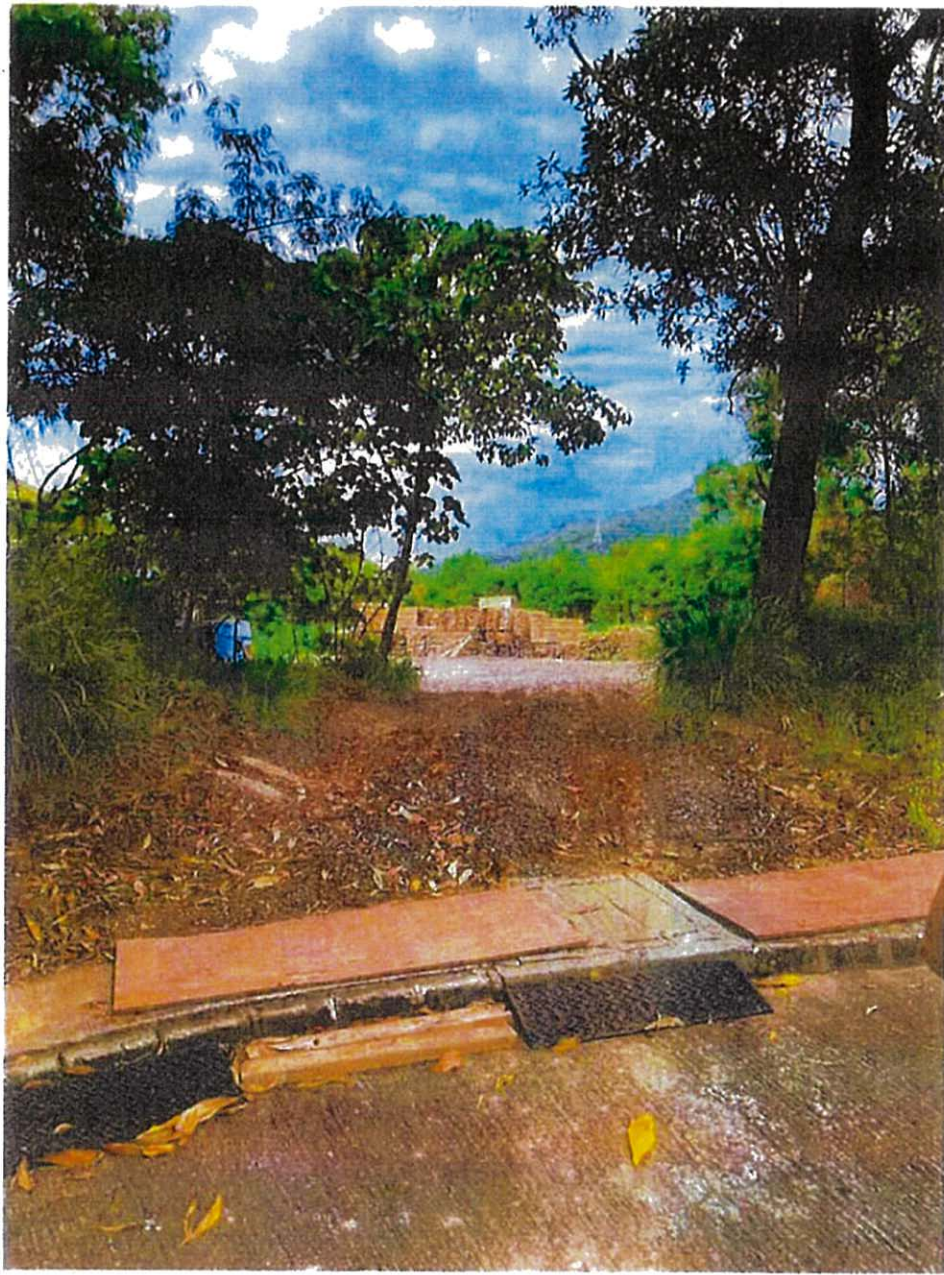


Photo 04

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