

2023年 3月 13日

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

This document is received on 13 MAR 2023  
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](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](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

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

On Grand Development Limited(安建發展有限公司)

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

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

FiBi International Project Consultancy Co. Limited (菲比國際項目顧問有限公司)

### 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)	新界元朗米埔丈量約份第105約地段第1699號
(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 ..... 346 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 103 ..... 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)	..... 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	牛潭尾分區計劃大綱核准圖編號S/YL-N TM/12
(e) Land use zone(s) involved 涉及的土地用途地帶	「住宅(丙類)」
(f) Current use(s) 現時用途	空置  (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"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (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"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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 \_\_\_\_\_ (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 \_\_\_\_\_ (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)

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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



<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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 <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))</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	擬議臨時商店及服務行業連地盤辦公室  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	..... 283 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 63 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 1 .....
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	..... 103 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 103 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 申請地點內設有1個構築物，由3個建築物組成，建築物A面積約20平方米，座地不高於4米，用作地盤辦公室用途；建築物B面積約20平方米，座地不高於4米，用作洗手間、儲物室用途；建築物C面積約40平方呎，置A&B上方，在A&B上方計不高於3米，用作商店用途。	
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	..... Nil .....
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	..... Nil .....
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 星期一至六早上 09:00 至 晚上 19:00, 星期日及公眾假期早上 09:00 至 晚上 09:00																																	
(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     No 否	<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)) 申請地點通往新潭路 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>																															
(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, 請另頁註明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     No 否	<input type="checkbox"/> Please provide details 請提供詳情    <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     No 否	<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 <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"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															



	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b>	
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>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</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. 申請人要求批給規劃許可，准許將申請地點用作擬議臨時商店及服務行業連地盤辦公室.....
2. 地盤面積約 346 平方米,申請地點內設有1個構築物,由3個建築物組成，建築物A面積約  
 20平方米，座地不高於4米，用作地盤辦公室用途;建築物B面積約20平方米，座地不高  
 於4米，用作洗手間、儲物室用途;建築物C面積約40平方呎，置A&B上方，在A&B上方  
 計不高於3米，用作商店用途，總樓面面積約103平方米。  
 主要提供項目工程及設計服務。
3. 擬建項目為臨時用途，為期 3 年，不會損害當前分區的長遠規劃意圖。
4. 城市規劃委員會認為合適的，申請人將遵守規劃條件。
5. 申請地點可經一條小路通往新潭路。
6. 對環境和噪音的影響微不足道，在敏感時間將不會進行任何操作。
7. 施工現場設置表面U型渠，排水影響小。



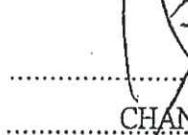
**8. Declaration 聲明**

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 this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

  
CHAN YU HIM

Name in Block Letters  
姓名（請以正楷填寫）

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

Project Manager

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

FiBi International Project Consultancy Co. Limited (菲比國際項目顧問有限公司)

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

Date 日期

21/02/2023

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application 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

(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 available 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於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界元朗米埔丈量約份第105約地段第1699號
Site area 地盤面積	346 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	牛潭尾分區計劃大綱核准圖編號S/YL-NTM/12
Zoning 地帶	「住宅(丙類)」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <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	擬議臨時商店及服務行業連地盤辦公室



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	103 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> m 米 (Not more than 不多於)
		NA	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	7	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		1-2	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	<input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/>		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		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>		0 0 0 0 0

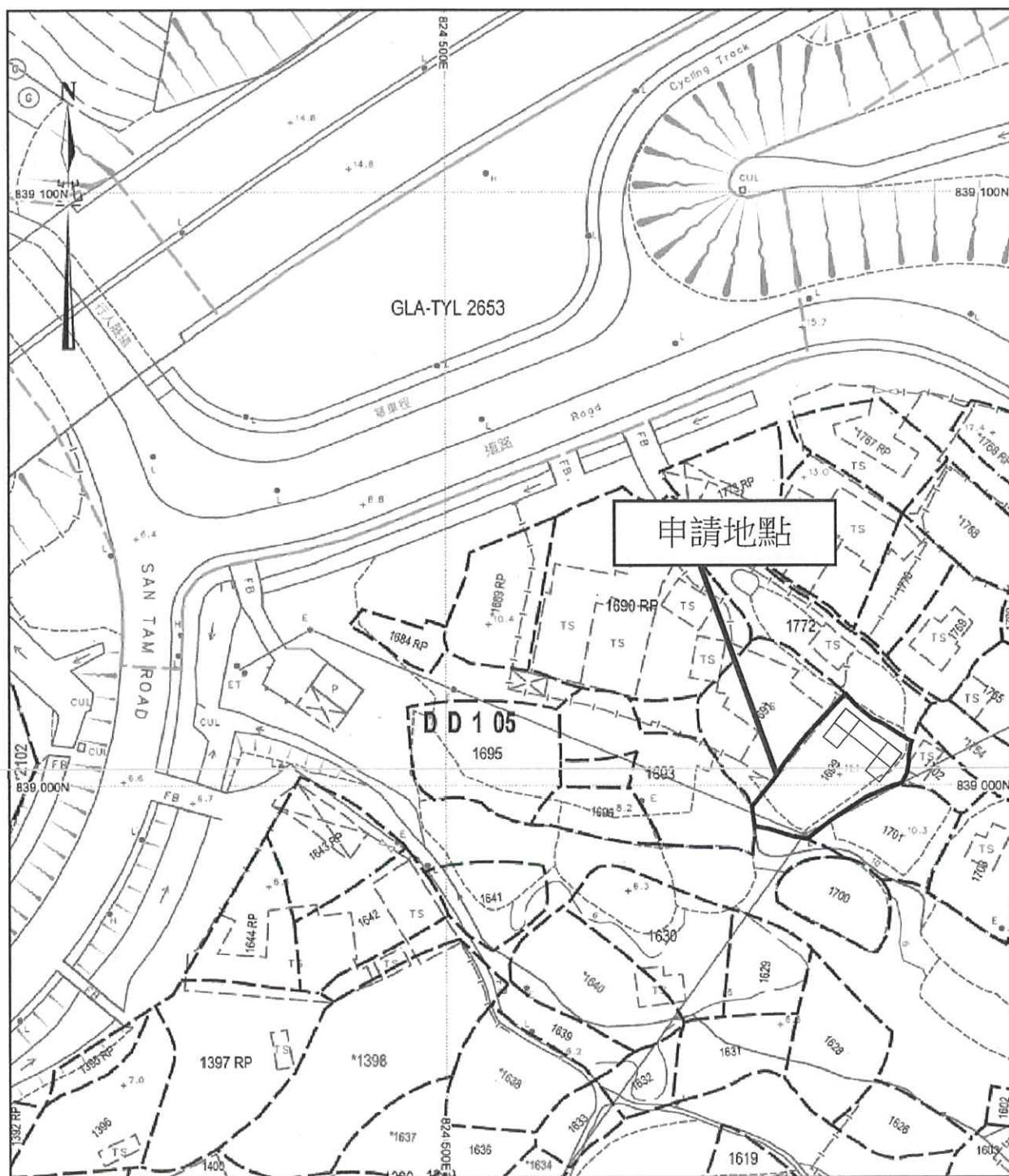
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 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 checked="" type="checkbox"/>	<input type="checkbox"/>
位置圖、車輛通道圖、擬議排水建議圖		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

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

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



# 地段索引圖 LOT INDEX PLAN



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000

metres 10 0 10 20 30 40 50 metres

Project 項目名稱:

擬議臨時商店及服務行業連地盤辦公室,  
新界元朗米埔丈量約份第105約地段第  
1699號

Remarks 備註:

Drawing Title 圖紙標題:

位置圖

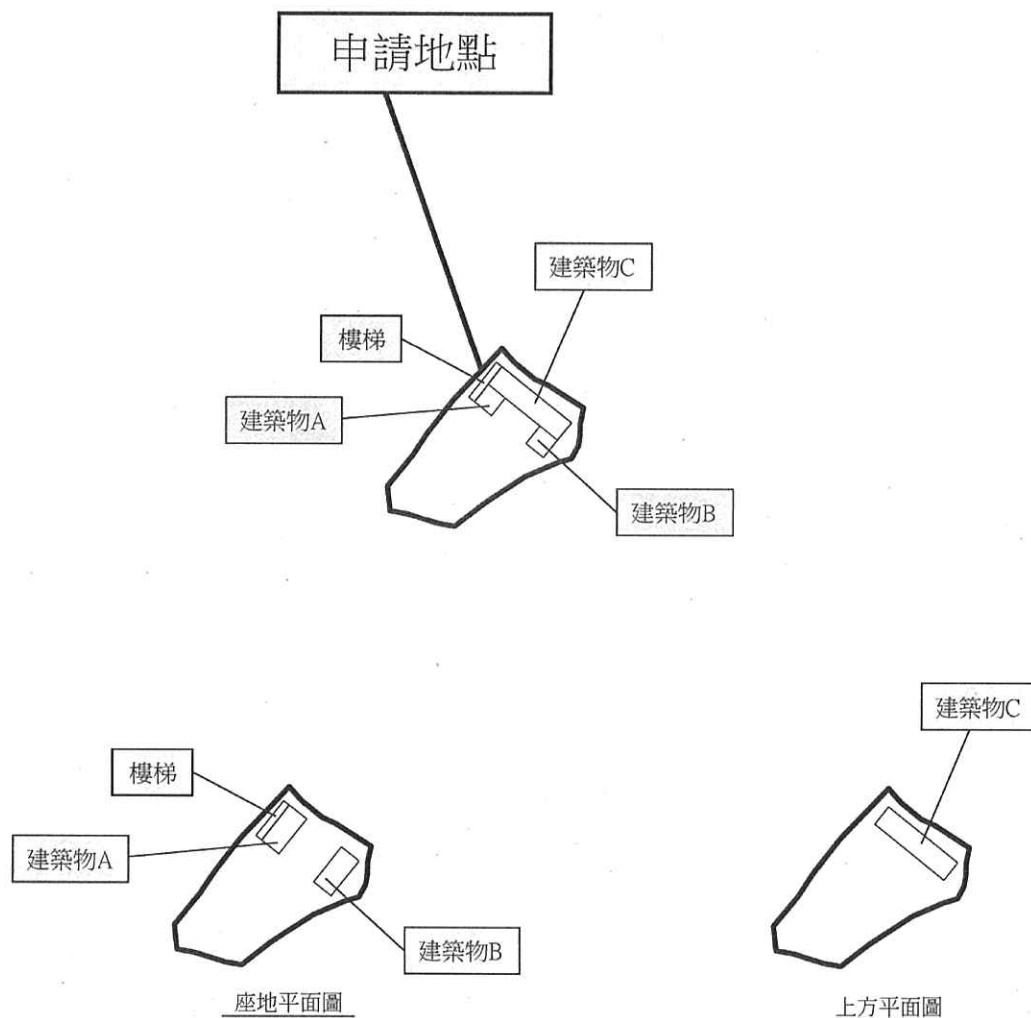
Drawing No 圖紙號:

圖 1

Scale 比例:

申請地點內設有1個構築物,由3個建築物組成:

構築物	總佔地面積	總樓面面積	佈置	用途
A單層	20平方米	20平方米	座地不高於4米	地盤辦公室
B單層	20平方米	20平方米	座地不高於4米	洗手間及員工休息室
AB相連中間位置		20平方米		
C單層	20平方米	40平方米	置A&B上方 A&B上方計不高於3米	商店
A側邊	3平方米	3平方米	座地不高於4米	樓梯
60平方米		103平方米		



Project 項目名稱:

擬議臨時商店及服務行業連地盤辦公室,  
新界元朗米埔丈量約份第105約地段第  
1699號

Remarks 備註:

Ingress/Egress

Drawing Title 圖紙標題:

布局設計圖

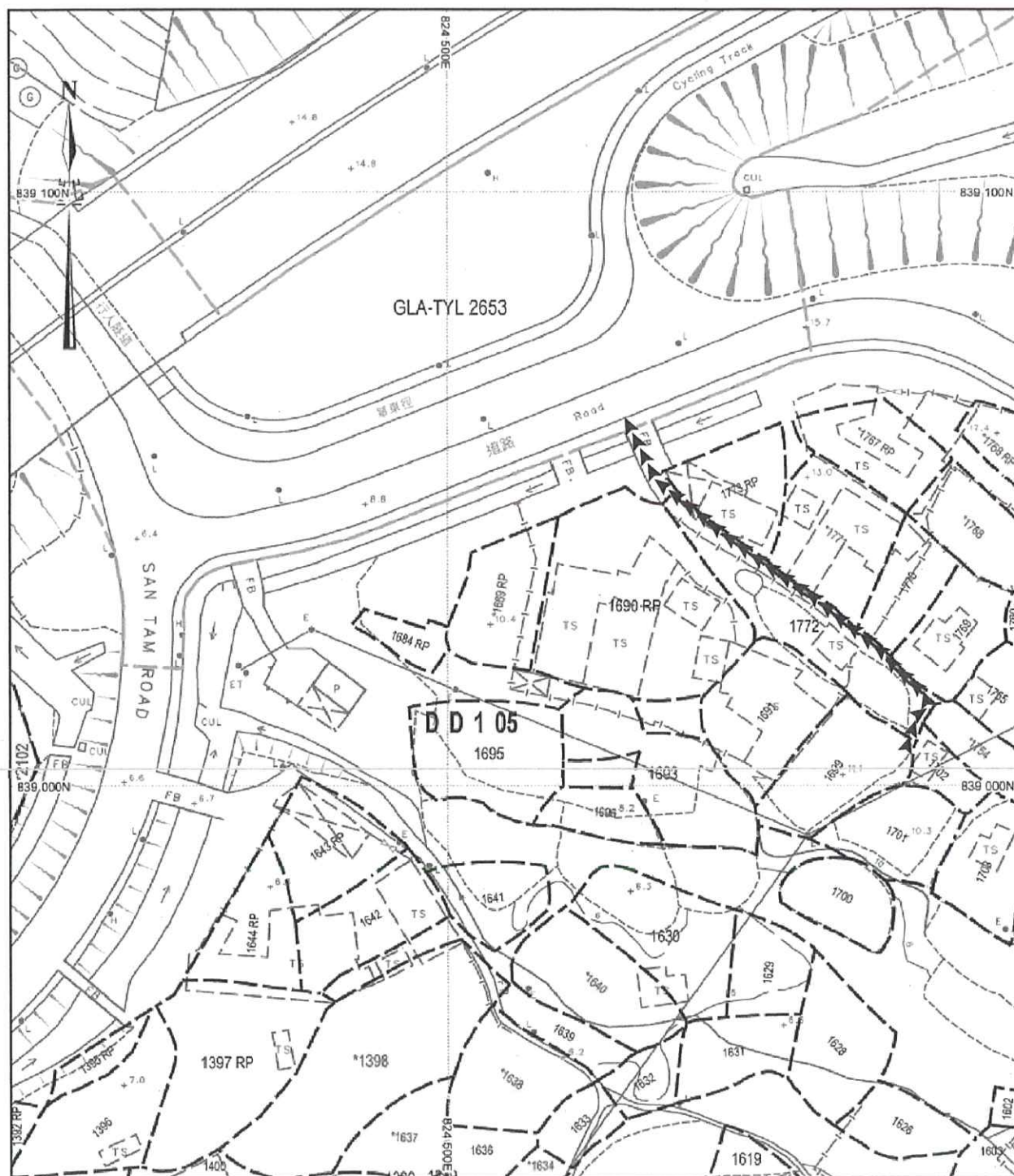
Drawing No 圖紙號:

圖 2

Scale 比例:



# 地段索引圖 LOT INDEX PLAN



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000

米 metres 10 0 10 20 30 40 50 metres

Project 項目名稱:

擬議臨時商店及服務行業連地盤辦公室,  
新界元朗米埔丈量約份第105約地段第  
1699號

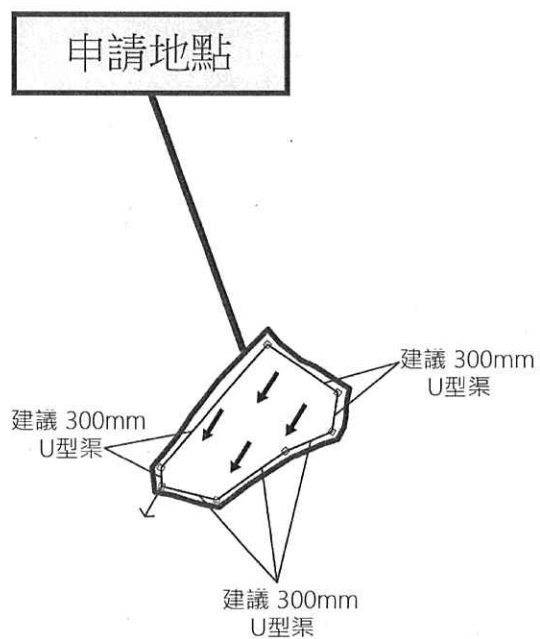
Remarks 備註: 由申請地點直達潭尾路


Drawing Title 圖紙標題:

車輛通道圖

Drawing No 圖紙號:

圖3



<p>Project 項目名稱：</p> <p>擬議臨時商店及服務行業連地盤辦公室， 新界元朗米埔丈量約份第105約地段第 1699號</p>	<p>Remarks 備註： <input type="checkbox"/> 擬議的集水坑       地面流動方向</p>		
	<p>Drawing Title 圖紙標題：</p> <p>擬議排水建議圖</p>	<p>Drawing No 圖紙號：</p> <p>圖4</p>	



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



**Fw: 有關A/YL-NTM/458回覆運輸署的意見**  
19/07/2023 16:41

From: fsyledpo\_pd/PLAND/HKSARG  
To: Gary Tat Leung LAM/PLAND/HKSARG@PLAND, Wilson Ho Yin  
MAN/PLAND/HKSARG@PLAND  
Sent by: [REDACTED]  
File Ref:

----- Forwarded by Yen PY LEUNG/PLAND/HKSARG on 19/07/2023 16:42 -----

From: <tpbpd@pland.gov.hk>  
To: <fsyledpo@pland.gov.hk>  
Cc: [REDACTED]  
Date: 19/07/2023 15:13  
Subject: FW: 有關A/YL-NTM/458回覆運輸署的意見

**From:** PROJECT CONSULTANCY FBI [REDACTED]  
**Sent:** Wednesday, July 19, 2023 3:05 PM  
**To:** tpbpd@pland.gov.hk  
**Subject:** Fwd: 有關A/YL-NTM/458回覆運輸署的意見

----- Forwarded message -----

寄件者: **PROJECT CONSULTANCY FBI** [REDACTED]  
Date: 2023年5月9日週二 10:46  
Subject: 有關A/YL-NTM/458回覆運輸署的意見  
To: <[whyman@pland.gov.hk](mailto:whyman@pland.gov.hk)>

致: 規劃處/運輸署

內容: 有關A/YL-NTM/458 回覆運輸署的意見

回覆: 5頁

菲比國際項目顧問有限公司

Billy Chan



[REDACTED]回覆規劃處運輸署.pdf

致：規劃處/運輸署

內容：有關A/YL-NTM/458運輸署的意見

- 申請人應提供擬議發展項目的員工總數。

回覆：擬議發展項目的員工總數4人。

- 鑑於標的用地內並無提供停車位，申請人須提供位置圖，顯示附近的停車場及停車場與標的用地之間的距離。申請人應提供附近停車場的現時使用情況，並證明附近停車場有足夠的容量來滿足擬議開發項目的停車需求。

回覆：1.擬議發展項目主要服務周邊客戶，而我司私家車亦會停泊在皇埔花園，客戶如有需要，

我們會駕車到客戶家中或駕車接送到擬議發展項目地點外面道路，下車後步行約1分鐘到達，客人亦可乘坐75號及78號小巴到米埔路，下車步行約5分鐘前往擬議發展項目地點。

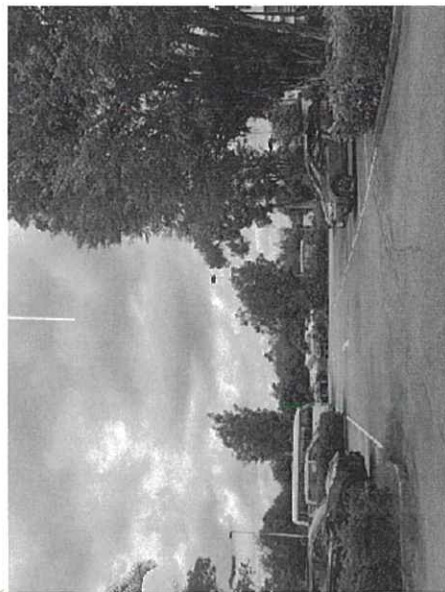
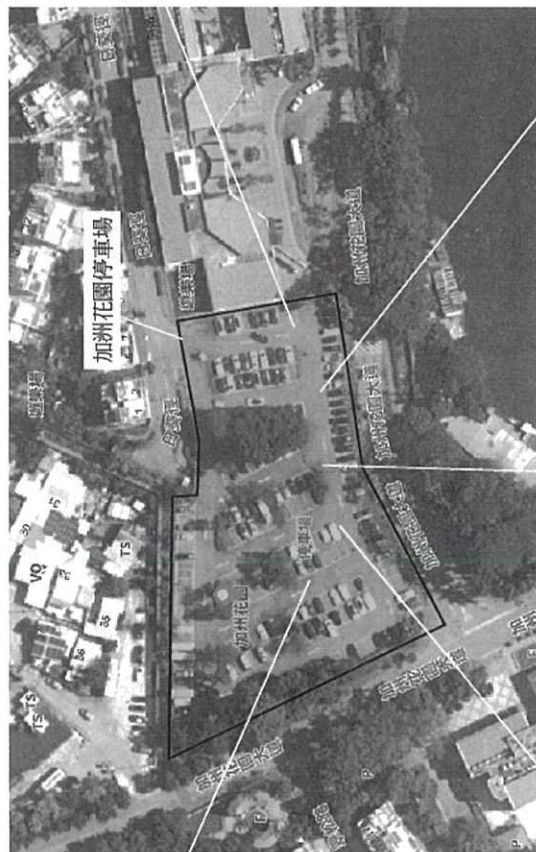
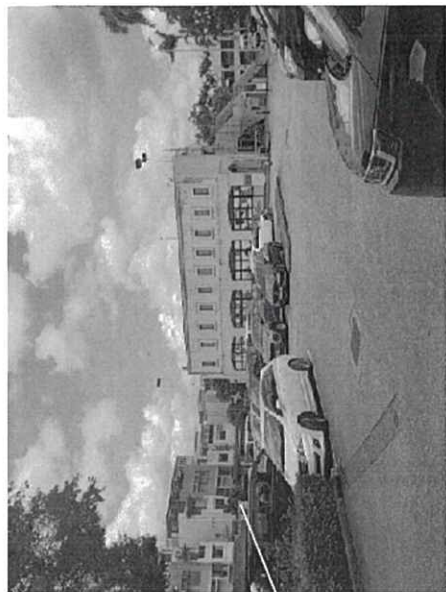
2.擬議發展項目地點周邊有2個停車位置可供客戶停泊：

2.1 加洲花園停車場，步行到擬議發展項目地點約19分鐘(車位十分充足(見附圖1.1&1.2)

2.2 米埔路盡頭停車場，步行到擬議發展項目地點約6分鐘(車位十分充足(見附圖2.1&2.2)



加洲花園停車場指示1.1圖



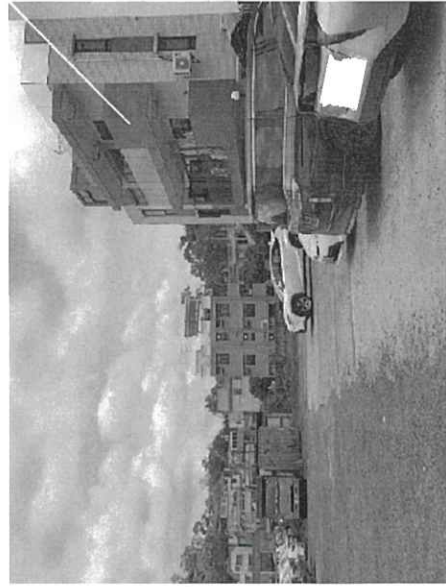


由加洲花園停車場步行到申請項目位置的指示1.2圖





米埔路盡頭停車場指示2.1圖





由米埔路盡頭停車場步行到申請項目位置的指示2.2圖





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



Re: 回覆有關A/YL-NTM/458漁農處問題  
29/08/2023 17:17

From: PROJECT CONSULTANCY FBI [REDACTED]  
To: whyman@pland.gov.hk, tpbpd@pland.gov.hk  
File Ref:

有關申請位置並沒有任何樹木，所以不會涉及砍伐樹木,謝謝。  
在 2023年8月29日週二 16:43， <[whyman@pland.gov.hk](mailto:whyman@pland.gov.hk)> 寫道：  
Dear Mr Chan,

Grateful if you can re-send the email (for FI responding AFCD) again to  
<[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)> and copy to me and Mr. Gary LAM. Many  
thanks.  
Regards,  
Wilson MAN

TPG/YLE3,  
DPO/FS&YLE, PlanD  
Tel: 3168 4049

From: PROJECT CONSULTANCY FBI [REDACTED]  
To: [gtllam@pland.gov.hk](mailto:gtllam@pland.gov.hk), [whyman@pland.gov.hk](mailto:whyman@pland.gov.hk)  
Date: 20/04/2023 16:39  
Subject: 回覆有關A/YL-NTM/458漁農處問題

有關申請位置並沒有任何樹木，所以不會涉及砍伐樹木,謝謝。

**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 [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 [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 [Revoked on 17.6.2021]
4.	A/YL-NTM/419*	Proposed Temporary Shop and Services (Sales of Gardening and Building Materials) for a Period of 3 Years	14.5.2021 Approved by RNTPC [Revoked on 14.5.2022]
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 [Revoked on 11.6.2022]
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
7.	A/YL-NTM/425*	Temporary Shop and Services for a Period of 3 Years	24.9.2021 Approved by RNTPC [Revoked on 24.3.2023]
8.	A/YL-NTM/438	Proposed Temporary Shop and Services for a Period of 5 Years	20.5.2022 Approved by RNTPC
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
10.	A/YL-NTM/442	Proposed Temporary Shop and Services (Retail Shop of Building Materials) for a Period of 3 Years	26.8.2022 Approved by RNTPC
11.	A/YL-NTM/450	Temporary Shop and Services (Sales of Gardening and Construction Materials) for a Period of 5 Years	23.12.2022 Approved by RNTPC
12.	A/YL-NTM/457	Proposed Temporary Eating Place and Shop and Services with ancillary facilities for a Period of 3 Years	5.5.2023 Approved by RNTPC
13.	A/YL-NTM/463	Proposed Temporary Shop and Services (Retail Shop of Automated Home Accessories) for a Period of 3 Years	11.8.2023 Approved by RNTPC

\*denotes permission revoked





**Government Departments' General Comments**

**1. Land Administration**

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

- The application site (the Site) comprises Old Schedule 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. Traffic**

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

- She has no adverse comment from traffic engineering point of view;
- Should the application be approved, the following condition should be incorporated:  
No vehicle is allowed to access the site during the planning approval period.
- Advisory comments as detailed in **Appendix IV**.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- He has no objection to the application;
- There was no substantiated environmental complaint concerning the Site received by Environmental Protection Department in the past three years; and
- Advisory comments as detailed in **Appendix IV**.

**4. Drainage**

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

- He has no objection in principle from drainage operation and maintenance point of view;
- The applicant shall submit a drainage submission to demonstrate how he will collect, convey and discharge rain water falling onto or flowing to his site;
- After 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;

- 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; and
- Advisory comments as detailed in **Appendix IV**.

## **5. 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. The applicant is required to submit relevant layout plans incorporated with the proposed FSIs for his approval; and
- Advisory comments as detailed in **Appendix IV**.

## **6. Local Views**

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

- The office received an email from the Chairman of Mai Po Village Ko Hang Region Residents' Association and residents of the village (same as the public comment received); and
- He has no comment on the application.

## **7. Other Departments**

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

- Chief Building Surveyor/New Territories West, Buildings Department;
- Chief Engineer/Construction, Water Supplies Department;
- Chief Highway Engineer/New Territories West, Highways Department (HyD);
- Chief Engineer/Railway Development 2-2, Railway Development Office, HyD;
- Chief Town Planner/Urban Design and Landscape, Planning Department;
- Commissioner of Police; and
- Director of Agriculture, Fisheries and Conservation.



**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- should planning approval be given to the subject planning application, the lot owners will need to immediately apply to this office to permit the structures to be erected or regularize any irregularity on site, if any; and
  - given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD.
- (b) to note the comment of the Project Manager/ North, Civil Engineering and Development Department (PM/N, CEDD) that:
- the Site is within the proposed boundary of San Tin/Lok Ma Chau Development Node (STLMC DN). According to the latest tentative development programme of STLMC DN, the construction work and land resumption will commence after the the Financial Committee funding approval 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 San Tam Road via a section of a local access which falls within the private lots. The applicant should arrange by themselves if necessary, and should seek consent from the relevant land owner(s).
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- the access arrangement to the application site from San Tam Road should be commented by Transport Department;
  - HyD is not/shall not be responsible for the maintenance of any access connecting the application site and San Tam Road. Presumably, the relevant department will provide comments, if any;
  - adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public roads or exclusive road drains.
- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”.

(f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:

- the applicant shall submit a drainage submission to demonstrate how he 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 waterflow etc.) with supporting design calculations 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/TechnicalManual/dsd\\_Guidelines/Drainage\\_Submission.pdf](https://www.dsd.gov.hk/EN/Files/TechnicalManual/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 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 his 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 should consult DLO/YL regarding all proposed drainage works outside the lot boundary in order to ensure the unobstructed discharge from the application site in future;
- the existing drainage system outside the lot boundary might be maintained by DO/YL. The applicant shall seek DO/YL's comment if he/she proposes to connect the drainage system within the site with existing drainage system outside the lot boundary; and
- all 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 Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage;
  - 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 Building Authority should be obtained, otherwise they are unauthorised building works (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 BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to control of Part VII of the B(P)R; and
  - detailed checking under the BO will be carried out at building plan submission stage.







致：規劃署，城市規劃委員會

香港北角渣華道 333 號北角政府合署 15/F, Fax : 28770245 / 25228426

台鑑：

居民反對牛潭尾分區計劃大綱 申請編號: A/YL-NTM 458

我們是元朗米埔高行村居民，一直以來在這裏已經原住數十年，居民相處和諧融洽。近日看到有關牛潭尾分區計劃大綱，這項計劃會嚴重影響我們的自然環境，因為建設地盆辦事處及商店的範圍接近自然環境，接近自然保護區，候鳥多來這裏覓食及生活的地方。

這個分區的計劃會產生大量人群，加上旁邊的其它食肆及商店，定必引至嘈音及治安等問題，甚至酒鬼醉酒鬧事，影響平靜的居民生活。而食客飲食酒醉至半夜，顧客及員工的活動會造成嚴重噪音，甚至醉酒鬧事，爭吵打架也極有可能發生，影響附近平靜的居民生活及安全。

廁所與廢水處理不當，也會污染附近環境，清澈的溪流亦會被污染，而附近就是鳥類保護區，候鳥也在旁邊的清澈溪流覓食，污染環境令保護區候鳥及魚類生物造成嚴重影響。

垃圾堆積等問題容易引致環境衛生問題，引致鼠患問題及產生惡臭，影響附近居民健康。垃圾問題也是一個問題，是否隨著雨水一起流向米埔雀鳥保護區，污染環境。

我們這裏接近米埔鳥類保護區，有很多候鳥飛來這裏覓食及生活的地方，希望政府關注我們及附近環境 不會被地盆辦事處及商店破壞。

沒有完整及妥善的設計規劃，我們反對這個大綱。

我們這裏也是米埔濕地唯一一條清水溪流，清澈的水源流往米埔濕地，整體規劃水源及污水處理至為重要，可能在這裏先建設一個大型區域性的污水處理廠，保護米埔濕地生態更為重要，保護候鳥生活環境，香港米埔濕地及毗連土地，都是候鳥及鳥類生活空間，都是香港唯一的，米埔是我們和鳥類生活的安樂窩，請政府應慎重考慮。

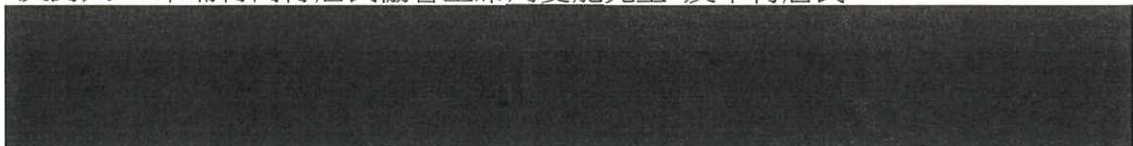
發展「北部都會區」，發展不應該顧此失彼，影響整體效果。

故此；

我們居民反對牛潭尾分區計劃大綱 申請編號: A/YL-NTM/458

另附上我們社團證明書。

反對人：米埔村高行居民協會主席周愛龍先生 及本村居民



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反對人簽署: 

2023/03/30

順祝 貴處各職員 身體健康、福壽安康。

反對計劃大綱 申請編號: A/YL-NTM 458, 反對者簽署:

朱進豪 馮淑萍 梁笑芳 邱福慶

陳寶玉 黃耀基 唐玉蓮 周南發 林慶華

邱敬煊 唐慧英 黃美卿 William Wong 黃阿肥

May Wong Peter Wong 唐玉英 陳寶華

陳細妹 陳寶鳳 Gbm Jary

陳南音 周定平 霍小蓮 (B)

抄送: 香港行政長官, 民政事務總署

P.2 of 3



反對計劃大綱 申請編號: A/YL-NTM 458, 反對者簽署 :

抄送：香港行政長官，民政事務總署

P.3 of 3

REF.CP/LIC/SO/19/43178

Form 3



SOCIETIES ORDINANCE  
(SECTION 5A(1), CHAPTER 151, LAWS OF HONG KONG)  
社團條例  
(香港法例第151章第5A(1)條)

CERTIFICATE OF REGISTRATION OF A SOCIETY  
社團註冊證明書

*It is hereby certified that the society known as*  
茲證明名為

MAI PO VILLAGE KO HANG REGION RESIDENTS' ASSOCIATION

米埔村高行居民協會

(Name of society) (社團名稱)

of



地址在

(Address of society) (社團地址)

之社團

*is registered in accordance with the provisions of section 5A(1) of the Societies Ordinance*  
已按照社團條例第5A(1)條之規定註冊。

*On the 23rd day of June, 2010*  
二零一零年六月二十三日

Society registered on 2010-06-23  
社團於 2010-06-23 登記成立



(CHENG Tak-ming, Eric)

Assistant Societies Officer  
助理社團事務主任鄭德明