

Appendix I

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

寄件者: 熊錦英
寄件日期: 2024年08月06日星期二 10:21
收件者: William Shu Tai WONG/PLAND
主旨: Re: Planning Application No. A/NE-MUP/205 - Proposed Temporary Shop and Services
(Retail Shop for Hardware Groceries and Construction Materials) for a Period of 5 Years
附件: 20240806_101857.jpg; 20240806_101954.jpg; 20240806_101915.jpg
類別: Internet Email

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

May 2027

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8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是 No 否</p>	<p><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)) Sha Tau Kok Road - Wo Hang</p> <p><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)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____ _____</p> <p><input checked="" type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的上車位 _____ 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) _____ _____</p> <p><input type="checkbox"/></p>

10. 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中請的資料。如有需要，請另頁說明。

The current application aims to seek planning permission from the Town Planning Board (the Board) for Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) for a Period of 5 Years.

The Site falls within an area zoned "Residential (Group D)" ("R(D)") on the approved Man Uk Pin Outline Zoning Plan (OZP) No. S/NE-MUP/11. According to the Notes of the OZP for the "R(D)" zone, "Shop and Services" is a Column 2 use which requires planning permission from the Board.

The proposed shop and services aims to provide hardware groceries and construction materials to the local community. Customers will primarily collect their ordered goods when they are ready for pick-up, and walk-in customers are not frequent. It is important to note that no workshop activities, such as metal cutting, will be conducted on the Site.

The Site is accessible via Sha Tau Kok Road - Wo Hang, with an ingress/egress point (about 8m) located at the northern boundary of the Site. As shown on the proposed layout plan, there are two one-storey structures proposed on the Site for shop (about 95 sqm, not exceeding 5m in height) and storeroom (about 62 sqm, not exceeding 5m in height). ~~Separately, a loading and unloading bay for~~
~~freight vehicles is also proposed.~~ The Site will operate from 8:00 a.m. to 6:00 p.m. (Monday to Saturday excluding Sundays and Public Holidays).

The temporary nature of the proposed use under the current application will by no means jeopardise the long-term planning intention of the "R(D)" zone, considering that the proposed use under the current application is only being applied for a period of 5 years.

The surrounding areas of the Site are predominated by temporary structures, car repairing workshops, warehouses, open storage uses and domestic structures and open storage uses with some fallow agricultural land. The proposed use is considered not incompatible with the surrounding areas. Given the nature and small scale of the proposed development, no adverse traffic, environmental, drainage or infrastructural impacts are anticipated.

(vii) 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)	
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	X

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, Lot Plan extract, Outline Zoning Plan extract		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one '✓'. 註: 可在多於一個方格內加上「✓」號

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寄件者: 熊錦英
寄件日期: 2024年08月06日星期二 10:25
收件者: William Shu Tai WONG/PLAND
主旨: Re: Planning Application No. A/NE-MUP/205 - Proposed Temporary Shop and Services
(Retail Shop for Hardware Groceries and Construction Materials) for a Period of 5 Years
附件: 20240806_102452.jpg
類別: Internet Email

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May 2027

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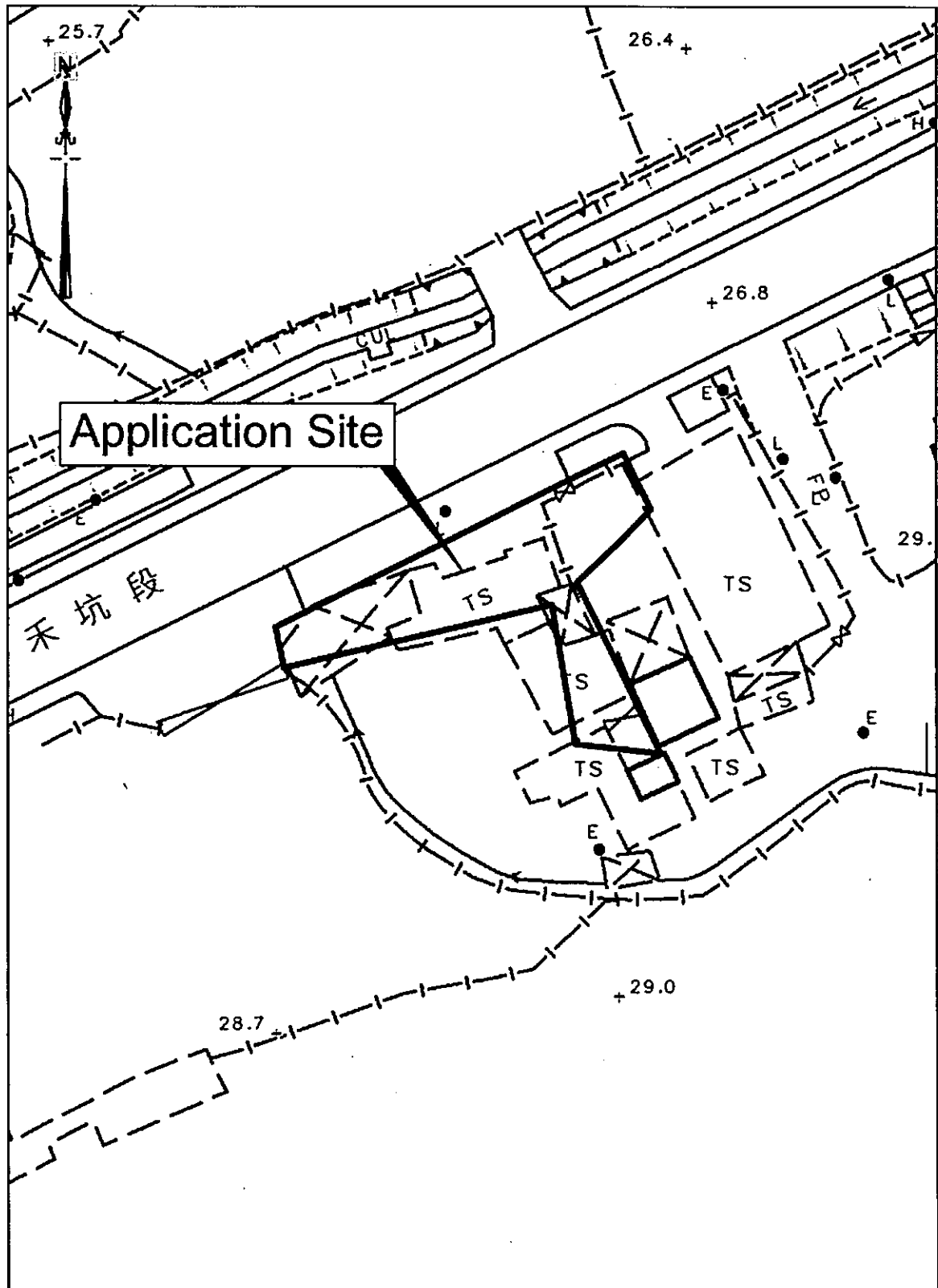
<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Sha Tau Kok Road - Wo Hang</p> <p><input type="checkbox"/> 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)</p> <p><input type="checkbox"/></p>
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寄件者: 熊錦英
寄件日期: 2024年08月07日星期三 11:25
收件者: William Shu Tai WONG/PLAND
主旨: Re: Planning Application No. A/NE-MUP/205 - Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) for a Period of 5 Years
附件: IMG-20240807-WA0001.jpg; IMG-20240807-WA0002.jpg; IMG-20240807-WA0000.jpg
類別: Internet Email

We have decided to cancel the application for a parking space. The reason is that the application site is next to Sha Tau Kok Road, and it only takes 1-2 minutes to walk from the application site to the bus stop. Moreover, minibuses can directly reach the application site, so we do not need a parking space.

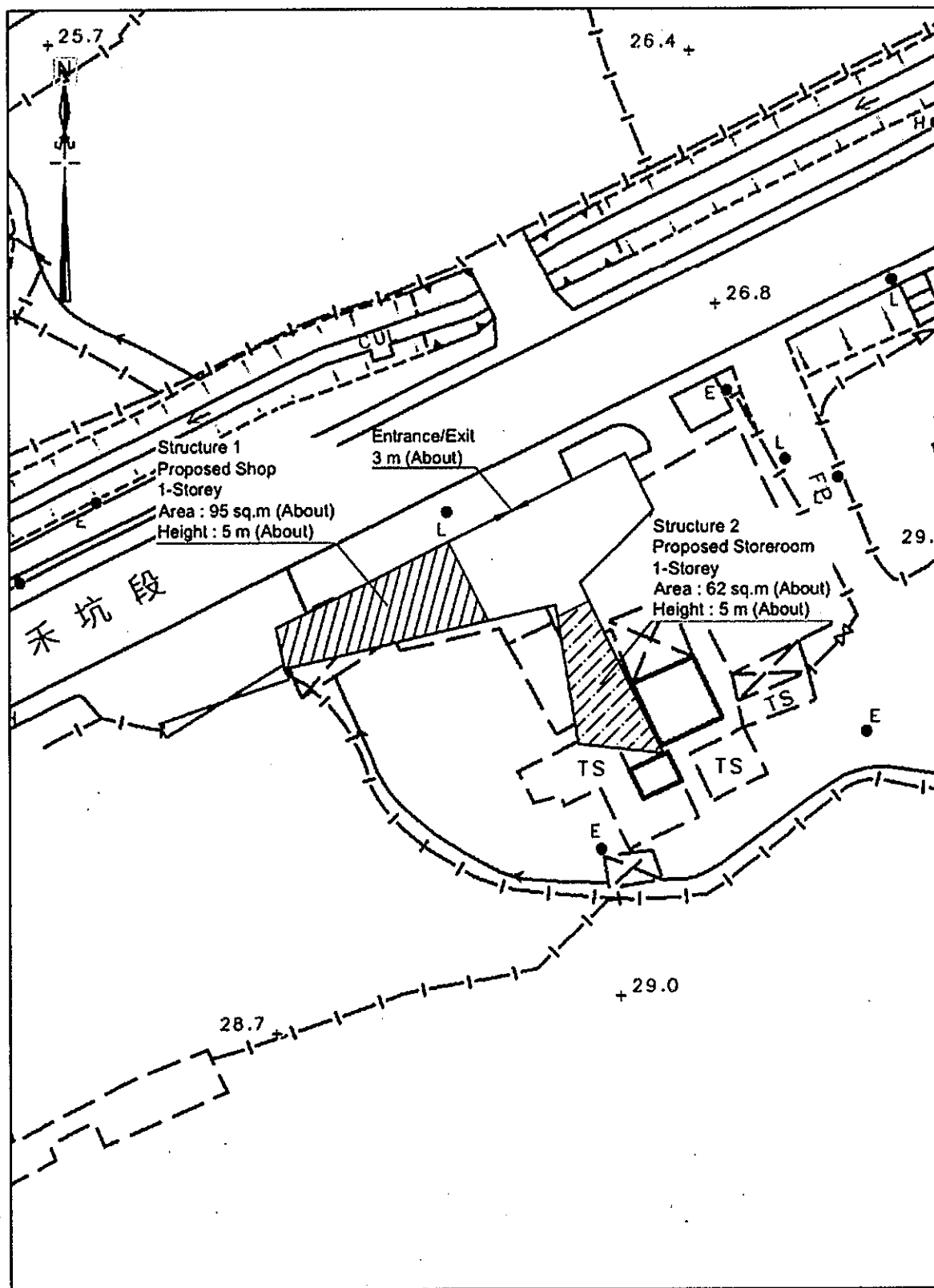
LOCATION PLAN



卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY
1/F, Block A, Wo Tai Building, No. 2-24, Wo Tai Street,
Luen Wo Hui, Fanling, N.T.
Telephone : 26831600 Mobile : 66862836 Fax : 26831380
E-mail - chuowang.ssc@gmail.com / h.y.pang@hotmail.com

Scale : 1 : 500
Survey Sheet No. : 3-NW-25B
Date : August 2024

LAYOUT PLAN



卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

1/F, Block A, Wo Tai Building, No. 2-24, Wo Tai Street,
Luen Wo Hui, Fanling, N.T.

Telephone : 26831600 Mobile : 66862836 Fax : 26831380
E-mail - chuowang.ssc@gmail.com / h.y.pang@hotmail.com

Scale : 1 : 500

Survey Sheet No. : 3-NW-25B

Date : August 2024