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**Sharon Tsun Tung WAN/PLAND**

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寄件者: Hudson Yeung <[REDACTED]>  
寄件日期: 2025年06月18日星期三 16:04  
收件者: tpbpd/PLAND; Aester Fung; Sharon Tsun Tung WAN/PLAND  
主旨: Supersede Part of the s16 Planning Application Submission No. A/TM-LTYT/489  
附件: Update Planning Statement P.1 and P.2-16.6.2025.pdf; Update s16 Application Form -  
P.2, P.5, P.10 & P.11-16.6.2025.pdf; Existing Structures with Swept Path Analysis  
(2025-06-17).pdf

Dear Sirs,

I append herewith the followings to supersede part of the s.16 Planning Application Submission No.A/TM-LTYT/489

Should you require any information or have any query, please feel free to contact me directly at [REDACTED].

Regards  
Hudson SH YENG  
Gender Consultants Limited

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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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 )

Mr. Chan Hok Hei, Nelson, Mr. Chan Hok Yee, Vincent, Mr. Chan Wing Kin & Ms. Tin Oi Ngor

### 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 )

GENDER CONSULTANTS LIMITED

### 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 Nos. 795SCss3, 795SD, 795SCss4 & 795SCRIP in D.D.130 Tuen Mun, 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 ..... 844 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 377.2 ..... 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



**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 or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

Proposed Shop &amp; Services with Ancillary office

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for  
申請的許可有效期☒ year(s) 年 ..... 3 .....☐ month(s) 個月 .....**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 ..... 534.9 .....sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 ..... 309.1 .....sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 4 .....

Proposed domestic floor area 擬議住用樓面面積 ..... sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 ..... 377.2 .....sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 ..... 377.2 .....sq.m ☒ About 約

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

The highest is 5.73m and the lowest is 3.9m, the proposed use is for shops and services, the rest of are used for Shops/Services. Details of each structural use is shown on the details of each proposed structure in Annex I.....

Proposed number of car parking spaces by types 不同種類停車位的擬議數目 ..... 2

Private Car Parking Spaces 私家車車位 ..... 2

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) .....

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 ..... 1

Taxi Spaces 的士車位 .....

Coach Spaces 旅遊巴車位 .....

Light Goods Vehicle Spaces 輕型貨車車位 ..... 1

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) .....

## 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	Lot Nos. 795SC ss3, 795S.D, 795SC ss4 & 795SCR in D.D.130, Tuen Mun, N.T.
Site area 地盤面積	844 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	Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTTY/12
Zoning 地帶	Comprehensive Development Area (CDA)
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Shops & Services with Ancillary Office



(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	<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	<input checked="" type="checkbox"/> About 約 377.2 <input checked="" type="checkbox"/> Not more than 不多於	0.45 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	5.73 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	36.6 % <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) _____ _____		2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		1

**(7) Justification for Proposed Temporary Shops & Services with Ancillary Office Development for 3 Years**

**Executive Summary**

**1. Site Location**

The application site is located on Lot Nos. 795SCss3, 795SD, 795SCss4, and 795SCRp in D.D.130, Tuen Mun, New Territories.

**2. Site Area**

The total area of the site is approximately 844m<sup>2</sup>. There is no Government Land involved in this application.

**3. Zoning Information**

The site falls within an area zoned "Comprehensive Development Area" (CDA) on the Approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTYY/12.

**4. Proposed Use**

The application seeks planning permission for 'Proposed Shops and Services with Ancillary Office' for a period of 3 years. As per the Notes of the OZP, temporary use or development not exceeding 3 years requires planning permission from the Board, regardless of whether the use is specified in the OZP.

**5. Development Details**

Proposed are Shops and Services with Ancillary Office with a gross floor area (GFA) of approximately 377.2 m<sup>2</sup>. There are 4 existing temporary structures on site, 3 of which are single-storey, except Structure 4, which is a 2-storey temporary structure for storage.

**6. Operational Hours**

The proposed operation hours are from 8:00 a.m. to 22:00 p.m.daily, including Sundays and public holidays.

**7. Impact Assessment**

Potential adverse impacts on drainage, traffic, fire safety, and the environment in the surrounding area due to the proposed uses are not anticipated.

# **Planning Statement**

## **1. Introduction**

The applicants seek planning permission from the Town Planning Board (the Board) to use Lots Nos. 795SCss3, 795SD, 795SCss4 & 795SCRP in D.D.130, Tuen Mun, New Territories (the Premises) for **‘Proposed Temporary Shop and Services with Ancillary Office for a Period of 3 Years’** (the proposed development) (**Plan 1**).

## **2. Application Site (Plan No. 1)**

- **Location:** The site comprises Lot Nos. 795SCss3, 795SD, 795SCss4 & 795SCRP, accessible from Fuk Hang Tsuen Road via a local track.
- **Area:** Approximately 844m<sup>2</sup>. No Government Land is involved.

## **3. Planning Context**

- **Zoning:** The site falls within an area zoned “Comprehensive Development Area” (CDA) on the Approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTYT/12.
- **Intent:** The CDA zone is primarily for residential and/or commercial uses with open space and supporting facilities. It facilitates appropriate planning control over development mix, scale, design, and layout.
- **Regulations:** “Shops & Services Uses” is a Column 2 use within the CDA zone, requiring planning permission from the Board.
- **Precedents:** s.16 application for ‘Shop and Services’ within CDA within DPO/TM & YLW recently approved by the Board are listed below:

A/TM-LTYT/469	19.4.2024
A/YL-PS/731	4.10.2024
A/YL/325	28.3.2025

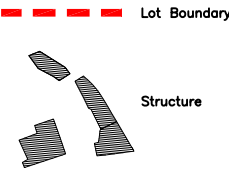


Appendix IIa

Tuen Mun

STRUCTURE No.	USAGE	HEIGHT (about)	Area (about)
1	Shop	3.9m	58.8m <sup>2</sup>
2	Shop	4.4m	92.1m <sup>2</sup>
3	Shop	4.64m	90.1m <sup>2</sup>
4	Shop & Service	5.73m	136.2m <sup>2</sup>
TOTAL AREA:			377.2m <sup>2</sup>

Legend



EXISTING STRUCTURES WITH  
SWEPT PATH ANALYSIS 01  
ON LOT Nos. 795 S.C ss.3, S.C ss.4,  
S.C RP & S.D IN D.D.130

Survey District: Tuen Mun	Scale.: 1:200(A3)
Survey Sheet No.: 6–NW–17C/22A	Date: 17/06/2025

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Plan No.:  
Plan/TM/DD130/795/SW01

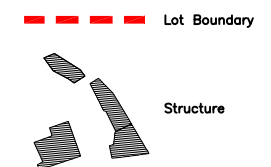




Tuen Mun

STRUCTURE No.	USAGE	HEIGHT (about)	Area (about)
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3	Shop	4.64m	90.1m <sup>2</sup>
4	Shop & Service	5.73m	136.2m <sup>2</sup>
		<b>TOTAL AREA:</b>	377.2m <sup>2</sup>

### Legend



EXISTING STRUCTURES WITH  
SWEPT PATH ANALYSIS 02  
ON LOT Nos. 795 S.C ss.3, S.C ss.4,  
S.C RP & S.D IN D.D.130

Survey District:  
Tuen Mun

Scale.:  
1:200(A3)

Survey Sheet No.:  
6-NW-17C/22A

Date:  
17/06/2025

Gender Consultants Limited

Plan No.:

Plan/TM/DD130/795/SW02

