

This document is received on 2025-05-12  
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-I  
表格第 S16-I 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 proposals not involving or not only involving:**  
適用於建議不涉及或不祇涉及:

- (i) **Construction of "New Territories Exempted House(s)";**  
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**  
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;及
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**  
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

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.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/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.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/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

200739 7/4 By Hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/Tm/599
	Date Received 收到日期	2025-05-12

- 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)

YAU CHING CHEUNG MANUFACTURING LIMITED(又禎祥造業有限公司)

### 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）	新界屯門丈量約份第132約地段第248號B分段、第250號、第251號、第253號及第254號土地
(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 ..... 2927 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 1814 ..... 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	S/TM/40
(e) Land use zone(s) involved 涉及的土地用途地帶	鄉村式發展
(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 18-03-2025 至 31-03-2025 (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 31-03-2025 (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**

- ☐ Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置／私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

**(i) For Type (i) application 供第(i)類申請**

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 ..... sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 ..... sq.m 平方米 <input type="checkbox"/> About 約		
	Total 總計 ..... sq.m 平方米 <input type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

**(ii) For Type (ii) application 供第(ii)類申請**

(a) Operation involved 涉及工程	<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
(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) (請用圖則顯示有關土地/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))			
(b) Intended use/development 有意進行的用途/發展			

**(iii) For Type (iii) application 供第(iii)類申請**

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置	
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置	
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度	
	Name/type of installation 裝置名稱/種類	Number of provision 數量
	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長x闊x高)	
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)		

**(iv) For Type (iv) application 供第(iv)類申請**

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 ..... to 至 .....
- ☐ Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由 .....% to 至 .....%
- ☐ Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由 .....m to 至 ..... m
- ☐ Others (please specify) 其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

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

擬議臨時商店及服務行業 (零售商店) 連附屬設施(為期6年)

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

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	.....1814..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	.....0.62.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	.....62..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	.....2.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	.....1..... storeys 層	
	<input type="checkbox"/> include 包括..... storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括..... storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上) <input type="checkbox"/> About 約	
	.....4-8..... m 米 <input type="checkbox"/> About 約	



<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積 ..... sq. m 平方米	<input type="checkbox"/> About 約	
number of Units 單位數目 .....		
average unit size 單位平均面積 .....sq. m 平方米	<input type="checkbox"/> About 約	
estimated number of residents 估計住客數目 .....		
<input checked="" type="checkbox"/> Non-domestic part 非住用部分		
	<u>GFA 總樓面面積</u>	
<input type="checkbox"/> eating place 食肆 ..... sq. m 平方米	<input type="checkbox"/> About 約	
<input type="checkbox"/> hotel 酒店 ..... sq. m 平方米	<input type="checkbox"/> About 約	
(please specify the number of rooms 請註明房間數目) .....		
<input type="checkbox"/> office 辦公室 ..... sq. m 平方米	<input type="checkbox"/> About 約	
<input type="checkbox"/> shop and services 商店及服務行業 ..... sq. m 平方米	<input type="checkbox"/> About 約	
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總 樓面面積) ..... ..... .....	
<input checked="" type="checkbox"/> other(s) 其他	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總 樓面面積) 列於布局設計圖 ..... ..... .....	
<input type="checkbox"/> Open space 休憩用地	(please specify land area(s) 請註明地面面積)	
<input type="checkbox"/> private open space 私人休憩用地 ..... sq. m 平方米	<input type="checkbox"/> Not less than 不少於	
<input type="checkbox"/> public open space 公眾休憩用地 ..... sq. m 平方米	<input type="checkbox"/> Not less than 不少於	
(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)		
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
A .....	1 .....	零售商店、寫字樓、保安室及洗手間 .....
B .....	1 .....	消防水缸、泵房及洗手間 .....
.....	.....	.....
.....	.....	.....
.....	.....	.....
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途 車輛行駛 ..... ..... ..... ..... .....		

**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)

2025年12月

**8. Vehicular Access Arrangement of the Development Proposal****擬議發展計劃的行车通道安排**

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)) 由康寶路經小路直達申請地點 <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"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是          No 否	<input checked="" 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 2 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 _____ _____
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？	Yes 是          No 否	<input checked="" 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 的士車位 NIL Coach Spaces 旅遊巴車位 NIL Light Goods Vehicle Spaces 輕型貨車車位 2 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 _____ _____

**9. 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。

<p>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?</p>	<p>Yes 是           No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																																				
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是           No 否</p>	<p><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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><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</p> <p><input checked="" type="checkbox"/></p>																																				
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)</p> <p>.....</p> <p>.....</p>	<table border="0"> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> </table> <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) 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>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>
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Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																																			
Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																																			

**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臨時商店及服務行業（零售商店）連附屬設施（為期6年）。
2. 地盤面積約2927平方米。申請地點內設有2個構築物：第1個構築物A(1層)面積約1644平方米，座地座地不高於8米，用作零售商店、寫字樓、保安室及洗手間用途。第2個構築物B(1層)面積約170平方米，座地不高於4米，用作消防水缸、泵房及洗手間用途。總樓面面積約1814平方米。申請地點將提供2個私家車車位及2個輕型貨車上落貨車位。申請地點的營業時間為星期一至六上午八時至下午八時，星期日及公眾假期休息。
3. 擬建項目為臨時用途，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. 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。

**11. 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



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

CHAN YU HIM

Project Manager

Name in Block Letters  
姓名（請以正楷填寫）

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

18/03/2025

(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

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。



**For Developments involving Columbarium Use, please also complete the following:**  
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量<sup>@</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該骨灰安置所內，總共最多可安放多少份骨灰。

## 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	新界屯門丈量約份第132約地段第248號B分段、第250號、第251號、第253號及第254號土地		
Site area 地盤面積	2927 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	S/TM/40		
Zoning 地帶	鄉村式發展		
Applied use/ development 申請用途／發展	擬議臨時商店及服務行業（零售商店）連附屬設施(為期6年)		
(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	1814 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.62 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	2	
	Composite 綜合用途	NA	

(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	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	4-8	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積		62	% <input checked="" type="checkbox"/> About 約
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	NA	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	NA	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(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	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 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)	0 0 2 0 0 0

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

	<u>Chinese</u> 中文	<u>English</u> 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,告示位置圖,排水建議圖		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" 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"/>

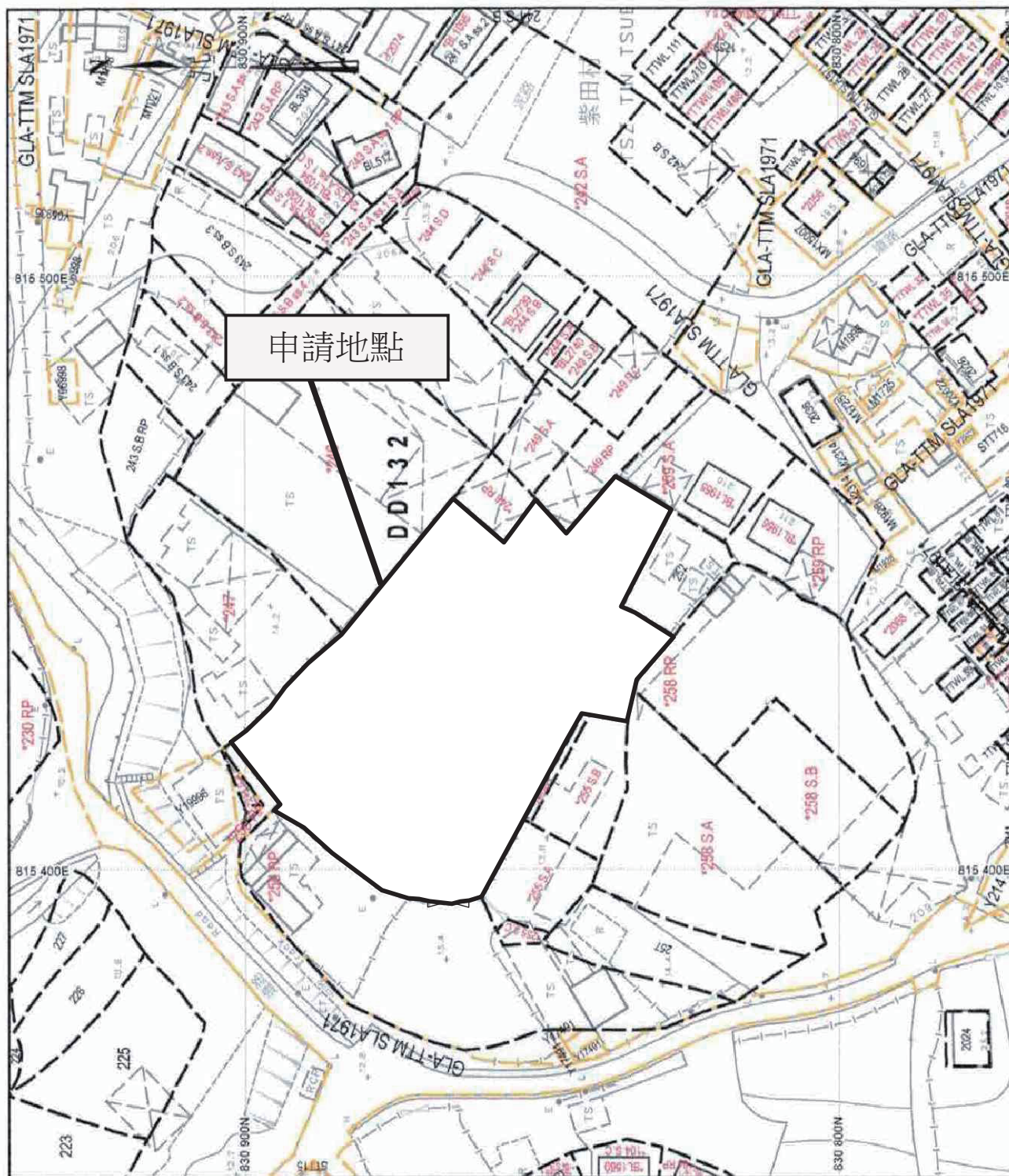
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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。

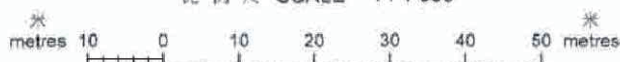



# 地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department

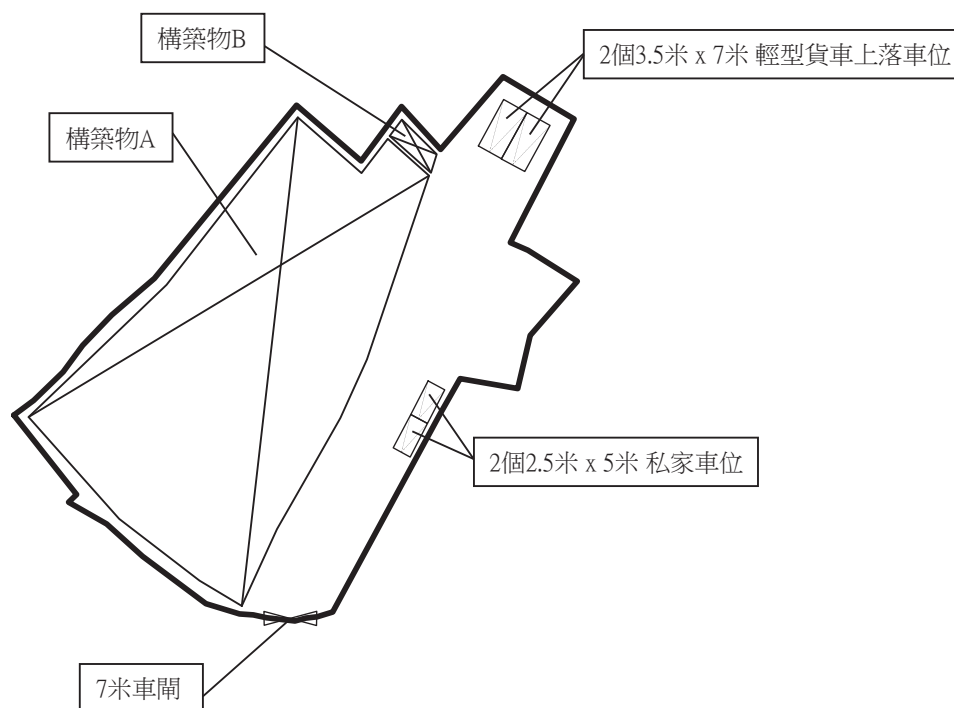
比例尺 SCALE 1:1000




<p>Project 項目名稱：</p> <p>新界屯門丈量約份第132約地段第248號B分段、第250號、第251號、第253號及第254號土地</p>	<p>Remarks 備註：</p>	<p>Scale 比例：</p> <p>1 : 1000</p>
<p>Drawing Title 圖紙標題：</p> <p>位置圖</p>	<p>Drawing No 圖紙號：</p> <p>圖 1</p>	 <p>FiBi International Project Consultancy Co. Limited</p>


申請地點內設有2個構築物：

構築物	總佔地面積	總樓面面積	佈置	用途
A(1層)	1644平方米	1644平方米	座地不高於8米	零售商店、寫字樓、保安室及洗手間
B(1層)	170平方米	170平方米	座地不高於4米	消防水缸、泵房及洗手間
	1814平方米	1814平方米		



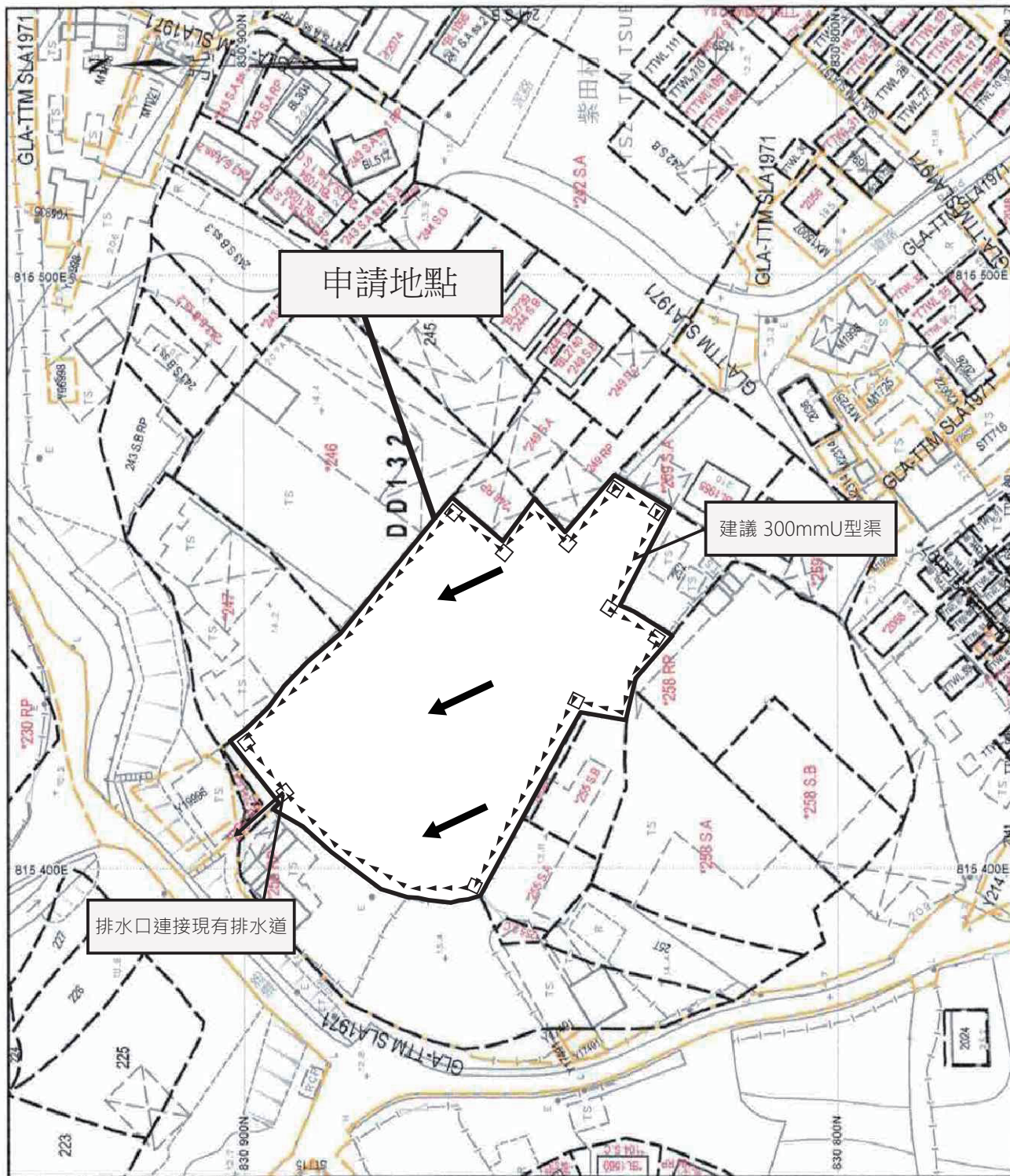
Project 項目名稱：  新界屯門丈量約份第132約地段第248號B分段、 第250號、第251號、第253號及第254號土地	Remarks 備註：		Scale 比例：
	Drawing Title 圖紙標題：  布局設計圖	Drawing No 圖紙號：  圖 2	 FiBi International Project Consultancy Co. Limited



<p>Project 項目名稱：</p> <p>新界屯門丈量約份第132約地段第248號B分段、 第250號、第251號、第253號及第254號土地</p>	<p>Remarks 備註：  由康寶路經小路直達申請地點</p>	
	<p>Drawing Title 圖紙標題：</p> <p>車輛通道圖</p>	<p>Drawing No 圖紙號：</p> <p>圖3</p> <div data-bbox="1284 1982 1412 2105" data-label="Image"> </div> <p>FiBi International Project Consultancy Co. Limited</p>

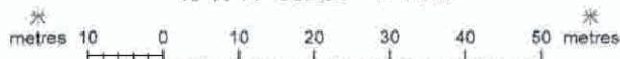


# 地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000



Project 項目名稱：

新界屯門丈量約份第132約地段第248號B分段、  
第250號、第251號、第253號及第254號土地

Remarks 備註： □ 擬議的集水坑 → 地面流動方向

Scale 比例：

Drawing Title 圖紙標題：

擬議排水建議圖

Drawing No 圖紙號：

圖3



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Consultancy Co. Limited

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**Sharon Tsun Tung WAN/PLAND**

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寄件者: PROJECT CONSULTANCY FBI [REDACTED]  
寄件日期: 2025年06月09日星期一 12:44  
收件者: tpbpd/PLAND  
副本: Sharon Tsun Tung WAN/PLAND; Aiden Shing Pak CHU/PLAND  
主旨: 有關A/TM/599回覆有關部門意見  
附件: 致規劃處.pdf





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

日期：08-06-2025

編號：FBI-CTT-O2025-02-08

---

致：北角規劃署辦公室

地址：香港北角渣華道333號北角政府合署15樓規劃署

親身

尊敬的先生/女士，

有關A/TM/599規劃申請回覆意見：

回覆運輸署的意見P.1-5

回覆渠務署的意見P.6

回覆水務署的意見 P.7

回覆警務處的意見P.8

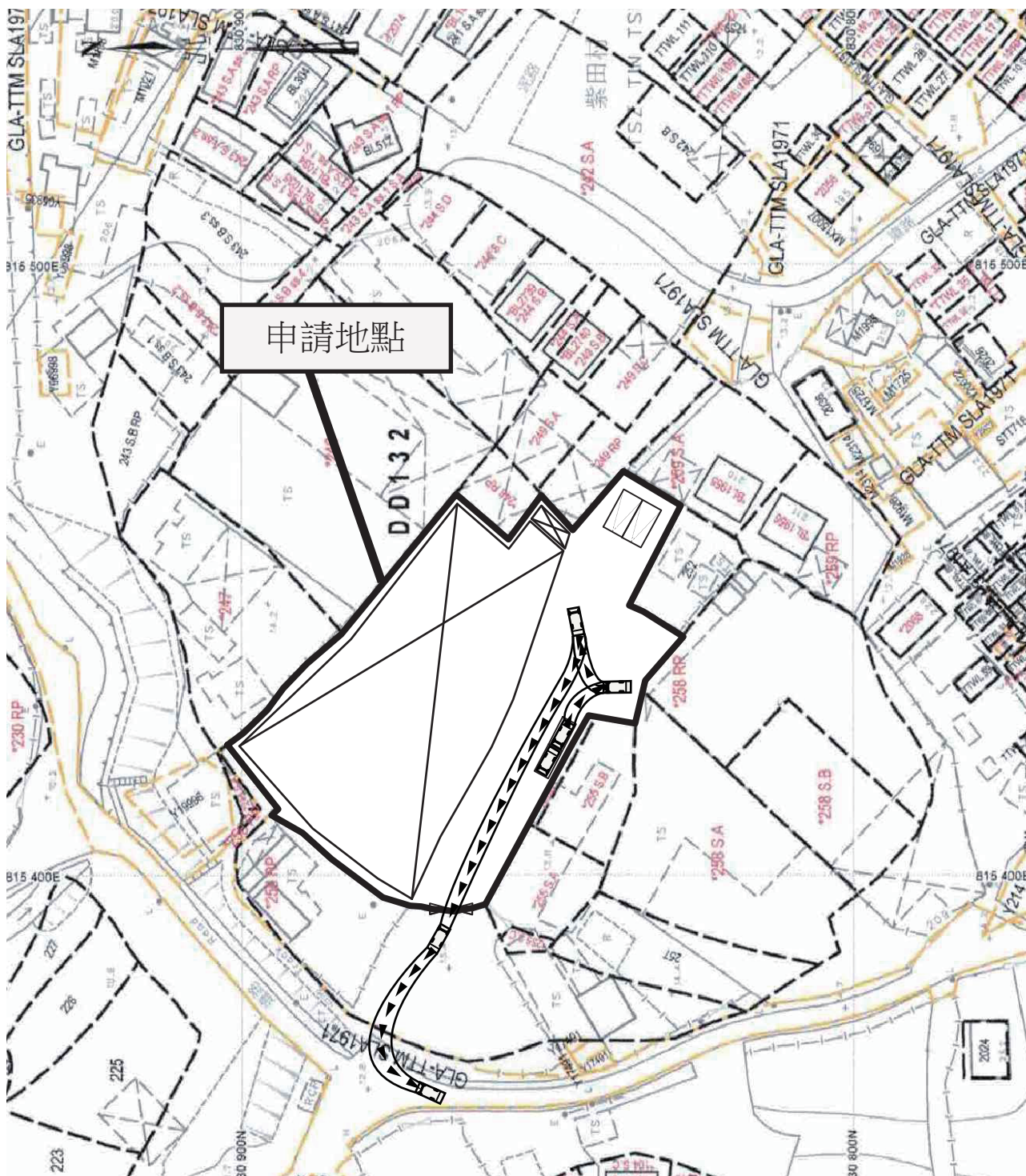
Billy Chan

Project Manager

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## 回覆運輸署的意見

<p><b>Departmental Comments on Planning Application No. A/TM/599</b></p> <p>1. <u>Comments from Transport Department (Responsible Officer: Mr. CHAN Li San (Tel: 2399 2426)):</u></p> <p>a. It is noted that the vehicles entering the proposed site will route through the private lot 256 RP and the adjacent unallocated and unleased government land. As these are not public roads or footpaths managed by this Office, any right-of-way of the proposed site is not guaranteed. The applicant is required to seek comments from the lot owners and relevant stakeholders for granting permission to access to the proposed site. Comments from relevant government departments should also be sought.</p> <p>b. Please advise the number of vehicular and pedestrian trip generation and attraction by the proposed site.</p> <p>c. It is noted that a 7m wide vehicular access is proposed. Please supplement the swept paths showing the private cars (PCs) and light goods vehicles (LGVs) (i) entering the site from and leaving the site to the unnamed access road via the private lot 256 RP; (ii) manoeuvring within the site; and (iii) entering and leaving the PC and LGV parking spaces.</p> <p>d. Sufficient vehicle manoeuvring space should be reserved in the open area of the proposed site. Please ensure that no queuing and / or waiting of motor vehicles from the site onto the unnamed access road would occur and no motor vehicles shall be permitted to reverse into and out of the site onto the unnamed access road.</p> <p>e. Please justify that the proposed parking and loading / unloading provisions are sufficient to cater for the parking and loading / unloading demand due to the proposed use.</p>	<p>a. 已得到256RP地主同意,我們亦會徵求相關政府部門的同意。</p> <p>b. 申請地點的車位用作員工及客戶之用。</p> <p>申請地點外有一條車路,預算每日出入車輛數量約10次。</p> <p>申請地點預算每日最多40人,每時段最多10人。</p> <p>c. 見P.2-5</p> <p>d. 會預留足夠的車輛機動空間。車輛不會在通道上排隊和/或等待亦不會倒車進出場地。</p> <p>e. 場地主要供應周邊客人使用,預算車輛不會太多,如需車輛進場我們亦需要預約進場可做到車輛分流, 可以減少車輛阻塞及通道上排隊和/或等待情況發生。</p>
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私家車駛出路線圖

Project 項目名稱：

擬議臨時商店及服務行業連附屬辦公室，  
新界屯門福亨村丈量約份第130約地段  
第1038號A分段

Remarks 備註：



申請地點



私家車



車位



車輛路徑線

Drawing Title 圖紙標題：

私家車駛出路線圖

Drawing No 圖紙號：

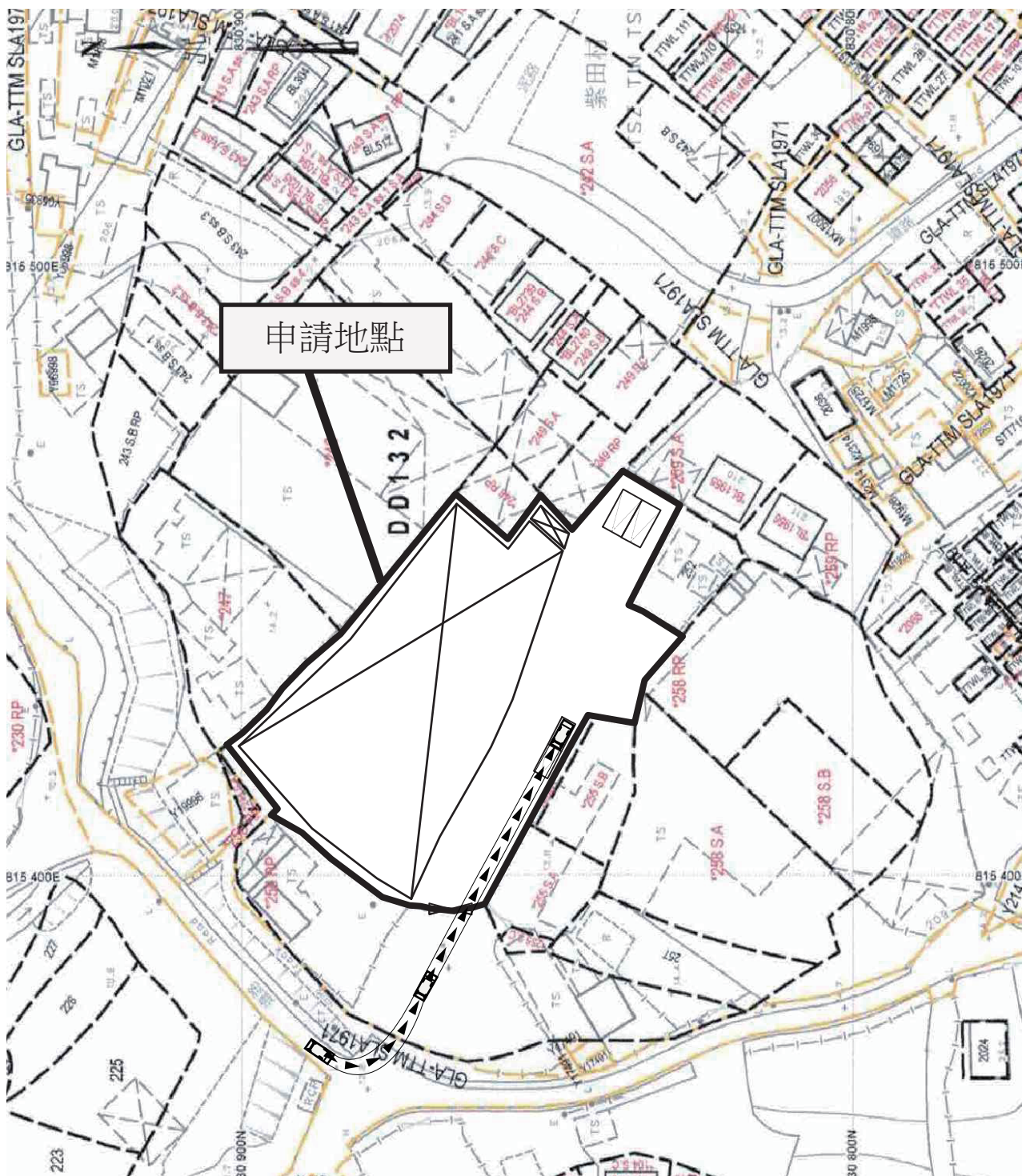
圖7

Scale 比例：



Fibi International Project  
Consultancy Co. Limited





私家車駛入路線圖

Project 項目名稱：

擬議臨時商店及服務行業連附屬辦公室，  
新界屯門福亨村丈量約份第130約地段  
第1038號A分段

Remarks 備註：



申請地點



私家車



車位



車輛路徑線

Drawing Title 圖紙標題：

私家車駛入路線圖

Drawing No 圖紙號：

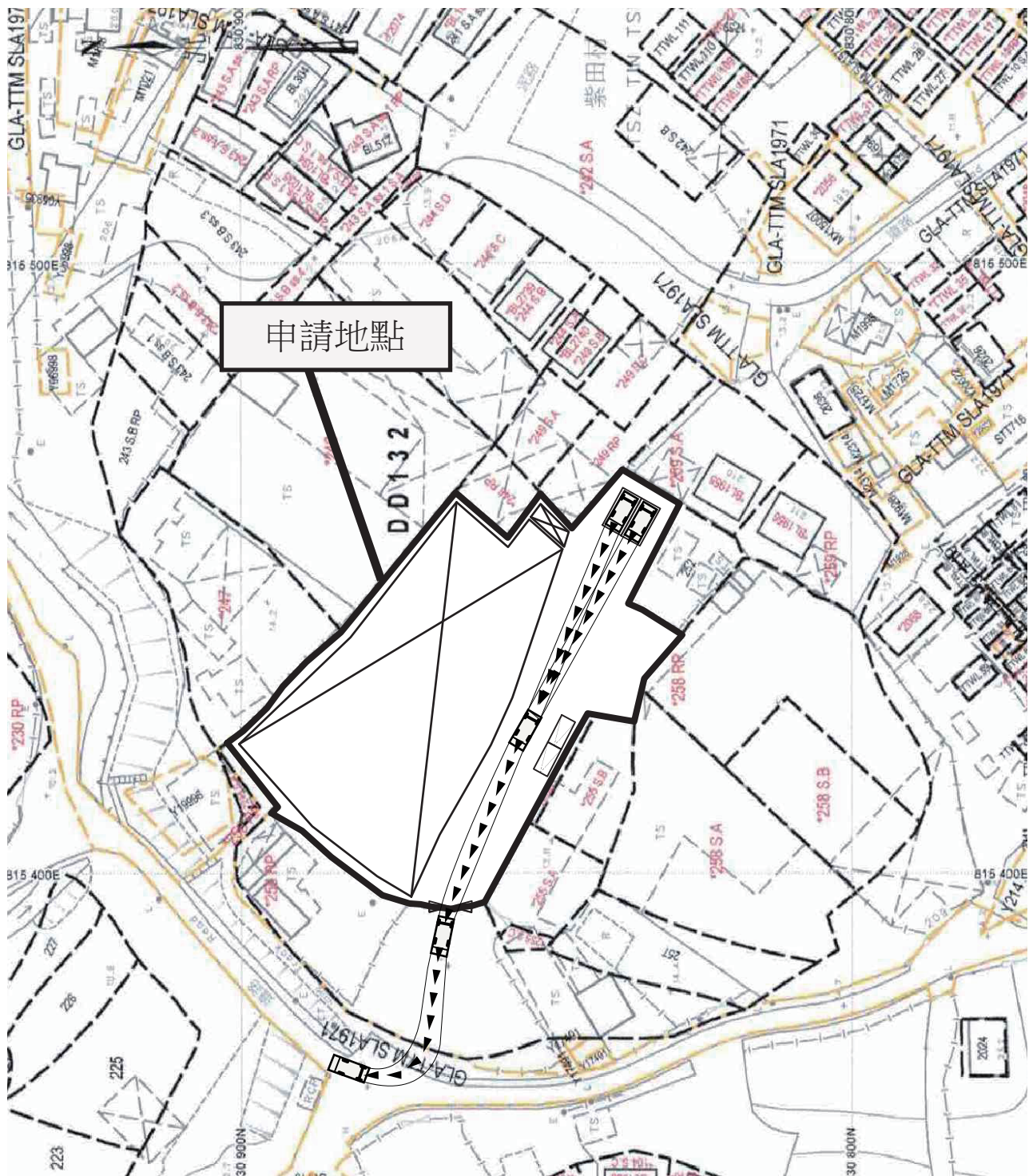
圖8

Scale 比例：



FiBi International Project  
Consultancy Co. Limited





輕型貨車駛出路線圖

Project 項目名稱：

擬議臨時商店及服務行業連附屬辦公室，  
新界屯門福亨村丈量約份第130約地段  
第1038號A分段

Remarks 備註：



申請地點



輕型貨車



車位



車輛路徑線

Scale 比例：

Drawing Title 圖紙標題：

輕型貨車駛出路線圖

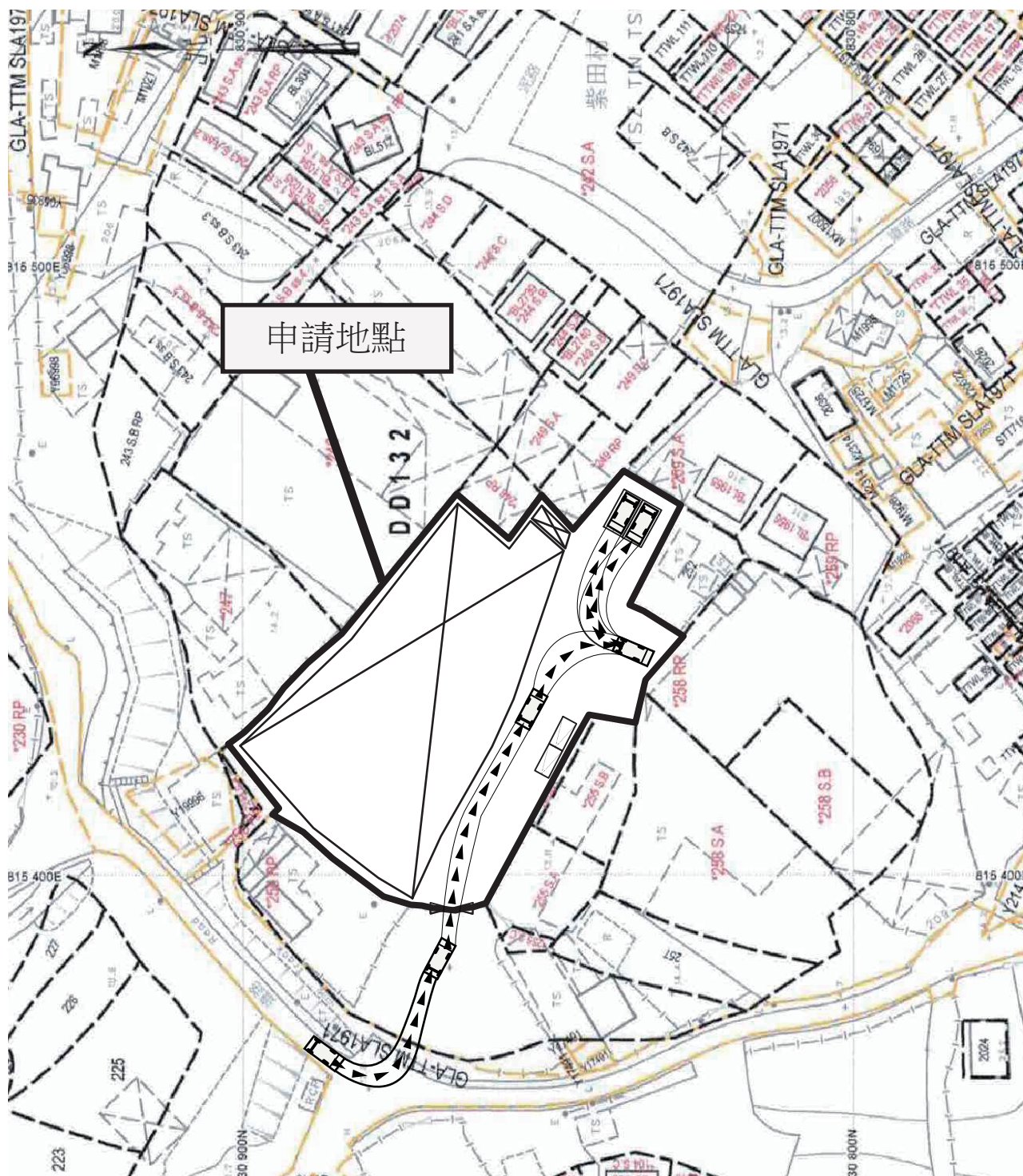
Drawing No 圖紙號：

圖9



Fibi International Project  
Consultancy Co. Limited





輕型貨車駛入路線圖

Project 項目名稱：

擬議臨時商店及服務行業連附屬辦公室,  
新界屯門福亨村丈量約份第130約地段  
第1038號A分段

Remarks 備註：



申請地點



輕型貨車



車位



車輛路徑線

Scale 比例：

Drawing Title 圖紙標題：

輕型貨車駛入路線圖

Drawing No 圖紙號：

圖10



FIB International Project  
Consultancy Co. Limited

## 回覆渠務署的意見

(a) It is noted that sewage will be generated from the proposed toilet. There are public sewers currently being constructed under a DSD's project (Contract No. DC/2020/07 – Village Sewerage in Northern Tuen Mun) in the vicinity of the proposed site. Please note that the provision of the sewerage system in the vicinity has not been completed and there is no guarantee that such system could be available for connection at the time the site is in use. The applicant should also note that the feasibility of sewerage connection is subject to the invert level of discharge connection pipe leading from the application site. Please contact Mr. SO Chun-hei of Consultants Management Division of DSD direct at 2594 7291 for further information. Should the applicant choose to dispose of sewage of the proposed development through other means, views and comments from EPD should be sought.

- a. 有關申請地點構建築物內將會建設儲糞污水缸，將會定時尋找吸糞車到場處理。所以不用排放到污水渠。



## 回覆水務署的意見

<p>知道及明白。</p>	<ol style="list-style-type: none"><li>Existing water mains will be affected as shown on the plan. The cost of any necessary diversion shall be borne by the proposed development.</li><li>In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works.</li><li>No trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main shown on the plan.</li><li>Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the site.</li></ol>
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## 回覆警務處的意見

<p>4. <u>Comment from Hong Kong Police Force (Responsible Officer: Mr. Ivan CHAN (Tel: 3661 5820)):</u></p> <p>An objection will be made if we are advised that the ancillary facilities is in relation to BBQ. It is because the location is close to the public housing area, i.e. Yan Tin Estate, noise &amp; air pollution as well as offences in relation to illegal parking and selling of forzen food/ liquor will be created.</p>	<p>附屬設施與燒烤無關。</p>
---	-------------------

**Similar s.16 Application within the subject “V” zone on the OZP in the past five years**

**Approved Application**

<b><u>Application No.</u></b>	<b><u>Development(s)/ Use(s)</u></b>	<b><u>Date of Consideration</u></b>
A/TM/590	Proposed Temporary Shop and Services and Eating Place for a Period of 6 Years	16.8.2024

**Government Departments' General Comments**

**1. Traffic**

- (a) Comment of the Commissioner for Transport (C for T):

No adverse comment on the application from the traffic engineering point of view.

- (b) Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- no objection to the application from the highway maintenance point of view; and
- his advisory comments are detailed in **Appendix IV**.

**2. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application;
- there was no environmental complaint pertaining to the Site received in the past three years; and
- his advisory comments are detailed in **Appendix IV**.

**3. Drainage**

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

- no objection on the application from the public drainage point of view; and
- her advisory comments are detailed in **Appendix IV**.

**4. Fire Safety**

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

- no in-principle objection to the application subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and
- his advisory comments are detailed in **Appendix IV**.

## **5. Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no in-principle objection to the application under the Building Ordinance; and
- his advisory comments are detailed in **Appendix IV**.

## **6. District Officer's Comments**

Comment of the District Officer (Tuen Mun), Home Affairs Department (DO(TM), HAD):

His office has not received any public comments on the application.

## **7. Other Departments**

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

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Commissioner of Police (C of P);
- (c) Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- (d) Director of Food and Environmental Hygiene (DFEH); and
- (e) Director of Electrical and Mechanical Services (DEMS).

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
  - (i) the Site comprises Old Schedule Agricultural Lots 248 S.B, 250, 251, 253 and 254 all in D.D. 132 (“the Lots”) 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;
  - (ii) there is an unauthorised structure within the Lots not covered by the planning application. The lot owner(s) should immediately rectify/regularise the lease breaches. His office reserves the right to take lease enforcement actions as considered appropriate against any unauthorised erection/extensions/alternations of the structures erected or to be erected within the Lots or any unauthorised occupation of Government land (GL) at any time irrespective of whether planning permission will be given or not. Enforcement action will be taken should any structures be found erected without prior approval given by his office or be in breach of the approval given;
  - (iii) the Lots owners shall apply to his office for Short Term Waivers (STWs) to permit the structures erected within the Lots. The application for STWs will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STWs, if approved, will be subject to such terms and conditions including the payment of waiver fees and administrative fees as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered; and
  - (iv) the Site is accessible via a local access on GL and other private lot leading from Hong Po Road. His office does not carry out maintenance works for the said GL nor guarantee that any right-of-way to the Site will be given. The applicant shall be responsible for his own access arrangement;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - (i) the proposed access arrangement of the Site, if any, should be commented and approved by Transport Department; and
  - (ii) noting that access connecting to Hong Po Road is not a public road, the applicant should be responsible for his own access arrangement. HyD is not/shall not be responsible for the maintenance of any access connecting the Site to any public roads;

- (d) to note the comments of the Director of Environmental Protection (DEP) that:
- (i) it is noted that washrooms will be provided on the Site and the applicant recommends an interim measure to regularly tanker-away the sewage for proper disposal. The applicant is advised that provision should be made for future connections to public foul sewers when such is available in the vicinity; and
  - (ii) the applicant is advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise the potential environmental nuisance on the surrounding areas;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the applicant should construct and maintain the proposed drainage facilities properly whether within or outside the Site and rectify them if they are found to be inadequate or ineffective during operation at their own expense. The applicant shall also be liable for and shall indemnify claims and demands arising out of any damage and/or nuisance caused by failure of their facilities/systems;
  - (ii) for any works to be carried out outside the Site, the applicant should consult DLO/TM, LandsD and seek consent from relevant lot owners before the commencement of drainage works; and
  - (iii) it is noted that the applicant has submitted a proposed drainage plan along with the planning application. The applicant should revise the proposed drainage plan and submit it along with the drainage proposal for the Site to the satisfaction of the Mainland North Division of DSD to ensure that it will not cause adverse drainage impact to the adjacent area. The applicant could refer to DSD Technical Note to prepare a drainage submission in [https://www.dsd.gov.hk/EN/Files/Technical\\_Manual/dsd\\_guideline/Drainage\\_Submission.pdf](https://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submission.pdf). In particular, the following items should be addressed in the drainage proposal:
    - the existing drainage system to which the proposed drainage connection is to be made is not maintained by DSD. The applicant shall demonstrate that the proposed drainage construction works and the operation of the proposed drainage system can be practicably implemented on the Site;
    - the applicant should indicate clearly the full alignment, size and invert level of the proposed drainage system and the existing downstream drainage system up to a well-established streamcourse/public drainage system; and
    - the applicant should check and ensure that the proposed drainage works and their downstream drainage system have the adequate capacity and are in good



conditions to accommodate the surface runoff collected from the Site and its upstream catchments. The applicant shall effect any subsequent upgrading of these proposed works and the downstream drainage systems whenever necessary;

- (f) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his Department for approval. In addition, the applicant should also be advised on the following points:
    - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
    - the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - (ii) if the proposed structures are 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;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) 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;
  - (ii) 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;
  - (iii) it is noted that 2 structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBWs) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (iv) the height of the two proposed structures should be justified. Detailed comments under the BO will be provided at the building plan submission stage;
  - (v) if the existing structures (not being a New Territories Exempted House) is/are erected

on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;

- (vi) for UBW erected on the leased land, enforcement action may be taken by 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; and
  - (vii) 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;
- (h) to note the comments of the Director of the Food and Environmental Hygiene (DFEH) that:
- (i) the applicant shall conduct, by all practical means, pest control measures to avoid infestation of pest including mosquitos and rodents at the Site and its surroundings;
  - (ii) the associated works and operations shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding; and
  - (iii) for any waste generated from the operations and works, the project proponent should arrange its proper disposal at their own expenses;
- (i) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- (i) existing water mains will be affected (**Plan A-2**). The cost of any necessary diversion shall be borne by the proposed development;
  - (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the centre line of the water main shall be provided to WSD. No structure shall be built or materials stored within the waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
  - (iii) no tree or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main; and
  - (iv) government shall not be liable to any damage whatsoever and however caused arising from burst or leakage of the public water mains within and in close vicinity of the Site; and

- (j) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. The applicant should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

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**From:**  
**Sent:** 2025-06-08 星期日 03:52:02  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/TM/599 DD 132 Tse Tin Tsuen, Yuen Mun

A/TM/599

Lots 248 S.B, 250, 251, 253 and 254 in D.D.132, Tze Tin Tsuen, Tuen Mun

Site area: 2,927sq.m

Zoning: "VTD"

Applied development: Retail Shop / 4 Vehicle Parking / **6 years**

Dear TPB Members,

Strong Objections. The site has been excavated and is alongside warehouses. Are they operating legitimately as there is no record of approvals>

As the site is large, the intention is obviously brownfield, another warehouse. Note there is no mention of what type of retail to be conducted.

No Planning Statement provided.

While the applicant may justify that brownfield is rampant in the district, this does not however allow board members to rubber stamp a large operation of this nature on 'v' zone.

Object also to 6 year term. The applicant is using the excuse of RETAIL to circumnavigate the normal 3 year term for warehouse. Moreover, with no details provided with regard to important issues such as drainage, fire services, impact on traffic, members cannot rubberstamp this application.

Mary Mulvihill