

A/TM-LTTY/505

e-form No. S16-I
電子表格第 S16-I 號

APPLICATION FOR PERMISSION

2025年12月16日

UNDER SECTION 16 OF

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。

THE TOWN PLANNING ORDINANCE

This document is received on 16 DEC 2025
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

(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

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

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.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	
TO Kin Chung (陶建聰)	(Mr. 先生)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司)	(Company 公司)

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot No. 827 RP (Part) in D.D. 130, Lam Tei, Tuen Mun, New Territories
(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 1304 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 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	Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTTY/13
(e) Land use zone(s) involved 涉及的土地用途地帶	“Residential (Group C)” (“R(C)”)
(f) Current use(s) 現時用途	Temporary Public Vehicle Park (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)
(g) Additional Information (if applicable) 附加資料（如適用）	

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”^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (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”^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。

- ☐ 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)”[#].

根據土地註冊處截至 (日/月/年)的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

- (b) The applicant 申請人 –

- ☐ has obtained consent(s) of “current land owner(s)”[#].

已取得 名「現行土地擁有人」[#]的同意。

Details of consent of “current land owner(s)” [#] obtained 取得「現行土地擁有人」 [#] 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 05/12/2025 (DD/MM/YYYY)

於 05/12/2025 (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 02/12/2025 (DD/MM/YYYY)

於 02/12/2025 (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

- | | | |
|-------------------------------------|-----------------------|---|
| <input type="checkbox"/> | Type (i)
第(i)類 | Change of use within existing building or part thereof
更改現有建築物或其部分內的用途 |
| <input type="checkbox"/> | Type (ii)
第(ii)類 | Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
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 |
| <input type="checkbox"/> | Type (iii)
第(iii)類 | Public utility installation / Utility installation for private project
公用事業設施裝置/私人發展計劃的公用設施裝置 |
| <input type="checkbox"/> | Type (iv)
第(iv)類 | Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
略為放寬於法定圖則《註釋》內列明的發展限制 |
| <input checked="" type="checkbox"/> | Type (v)
第(v)類 | Use / development other than (i) to (iii) above
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) <i>For Type (i) application</i> 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	<p>(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)</p>		
(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
(f) Additional Information (if applicable) 附加資料（如適用）			

(ii) <i>For Type (ii) application</i> 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 <div style="display: flex; justify-content: space-between;"> <div>Area of filling 填塘面積</div> <div>sq.m 平方米</div> <div><input type="checkbox"/>About 約</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Depth of filling 填塘深度</div> <div>m 米</div> <div><input type="checkbox"/>About 約</div> </div> <input type="checkbox"/> Filling of land 填土 <div style="display: flex; justify-content: space-between;"> <div>Area of filling 填土面積</div> <div>sq.m 平方米</div> <div><input type="checkbox"/>About 約</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Depth of filling 填土厚度</div> <div>m 米</div> <div><input type="checkbox"/>About 約</div> </div> <input type="checkbox"/> Excavation of land 挖土 <div style="display: flex; justify-content: space-between;"> <div>Area of excavation 挖土面積</div> <div>sq.m 平方米</div> <div><input type="checkbox"/>About 約</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Depth of excavation 挖土深度</div> <div>m 米</div> <div><input type="checkbox"/>About 約</div> </div> <p>(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)</p>
(b) Intended use/development 有意進行的用途／發展	

(iii) <i>For Type (iii) application</i> 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 <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Name/type of installation 裝置名稱／種類</th> <th style="width: 15%;">Number of provision 數量</th> <th style="width: 52%;">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)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	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)									
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)											

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

- (b) Additional Information (if applicable)
附加資料 (如適用)

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

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

Temporary Public Vehicle Park (Excluding Container Vehicles) for a Period of 5 Years

(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

N.A. sq.m 平方米

☐ About 約

Proposed plot ratio 擬議地積比率

N.A.

☐ About 約

Proposed site coverage 擬議上蓋面積

N.A. %

☐ About 約

Proposed no. of blocks 擬議座數

N.A.

Proposed no. of storeys of each block 每座建築物的擬議層數

N.A. storeys 層

☐ include 包括 storeys of
basements 層地庫

☐ 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

N.A. mPD 米(主水平基準上) ☐ About 約

N.A. m 米

☐ About 約

☐ Domestic part 住用部分

GFA 總樓面面積

..... sq. m 平方米

☐ About 約

number of Units

.....

單位數目

average unit size

..... sq. m 平方米

☐ About 約

單位平均面積

estimated number of residents

.....

估計住客數目

☐ Non-domestic part 非住用部分

GFA 總樓面面積

- ☐ eating place 食肆 sq. m 平方米 ☐ About 約
- ☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms
請註明房間數目)

- ☐ office 辦公室 sq. m 平方米 ☐ About 約
- ☐ shop and services
商店及服務行業 sq. m 平方米 ☐ About 約

- ☐ 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)

.....

- ☐ 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)

.....

- ☐ Open space (please specify land area(s) 請註明地面面積)
休憩用地

- ☐ private open space sq. m 平方米 ☐ Not less than 不
私人休憩用地 少於

- ☐ public open space sq. m 平方米 ☐ Not less than 不
公眾休憩用地 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]
.....

(d) Proposed use(s) of uncovered area (if any) 露天地方（倘有）的擬議用途 Vehicle park		
(e) Additional Information (if applicable) 附加資料（如適用）		

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)	
Existing use	

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排		
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)) <u>Fuk Hang Tsuen Road</u> <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	<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 <u>32</u> 私家車車位 Motorcycle Parking Spaces _____ 電單車車位 Light Goods Vehicle Parking Spaces <u>6</u> 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) _____
	No 否	<input type="checkbox"/>
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	<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) _____
	No 否	<input checked="" type="checkbox"/>

<p>Additional Information (if applicable)</p> <p>附加資料（如適用）</p>	
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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?</p> <p>擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>
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<p>Does the development proposal involve the operation on the right?</p> <p>擬議發展是否涉及右列的工程?</p> <p>(Note: where Type (ii) application is the subject of application, please skip this section.</p> <p>註: 如申請涉及第(ii)類申請, 請跳至下一條問題。)</p>	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線, 以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 <div style="display: flex; justify-content: space-between;"> <div>Area of filling 填塘面積</div> <div>sq.m 平方米</div> <div><input type="checkbox"/>About 約</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Depth of filling 填塘深度</div> <div>m 米</div> <div><input type="checkbox"/>About 約</div> </div> <input type="checkbox"/> Filling of land 填土 <div style="display: flex; justify-content: space-between;"> <div>Area of filling 填土面積</div> <div>sq.m 平方米</div> <div><input type="checkbox"/>About 約</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Depth of filling 填土厚度</div> <div>m 米</div> <div><input type="checkbox"/>About 約</div> </div> <input type="checkbox"/> Excavation of land 挖土 <div style="display: flex; justify-content: space-between;"> <div>Area of excavation 挖土面積</div> <div>sq.m 平方米</div> <div><input type="checkbox"/>About 約</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Depth of excavation 挖土深度</div> <div>m 米</div> <div><input type="checkbox"/>About 約</div> </div>	
	No 否	<input checked="" type="checkbox"/>	

Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	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 type="checkbox"/>	
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)			

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。

Refer to Planning Statement at Appendix I.

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

Signed with recognised
e-signature
Signer: Tang Hui Ling

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

Assistant Town Planner

Name
姓名

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

Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司)

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

- 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：
 - 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
 - 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。
- 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。
- 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[@]

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

[@] 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 <u>as far as possible</u> . This part will also 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 No. 827 RP (Part) in D.D. 130, Lam Tei, Tuen Mun, New Territories		
Site area 地盤面積	1304 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	Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTTY/13		
Zoning 地帶	“Residential (Group C)” (“R(C)”)		
Applied use/ development 申請用途／發展	Temporary Public Vehicle Park (Excluding Container Vehicles) for a period of 5 years		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<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 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 blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		
(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)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		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	m 米 <input 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)	

		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	m 米 <input 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)
		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	% <input type="checkbox"/> About 約	
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	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 <u>38</u>	
	Private Car Parking Spaces 私家車車位 <u>32</u> Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <u>6</u> 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) _____ _____	

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
<u>Plans and Drawings 圖則及繪圖</u>		
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）		
<u>Location Plan</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Lot Index Plan</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Swept Path Analysis</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
<u>Executive Summary</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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。

Executive Summary

1. The application site (the Site) is on Lot No. 827 RP (Part) in D.D. 130, Lam Tei, Tuen Mun, New Territories.
2. The site area is about 1,304 m². No Government Land is involved.
3. The Site falls within an area zoned “Residential (Group C)” (“R(C)”) on the Draft Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTYYY/13.
4. The applied use is ‘Temporary Public Vehicle Park (Excluding Container Vehicles)’ for a Period of 5 Years. The applied use is a Column 2 use within the “R(C)” zone on the OZP requiring planning permission from the Town Planning Board.
5. A total of 38 nos. of parking space for private cars and light goods vehicles are provided at the Site.
6. Operation hours are 24-hours daily (including Sundays and public holidays).
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

行政摘要

1. 申請地點位於新界屯門藍地丈量約份第 130 約地段第 827 號餘段（部分）。
2. 申請地點的面積約 1,304 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《藍地及亦園分區計劃大綱草圖編號 S/TM-LTYYY/13》上劃為「住宅（丙類）」地帶。
4. 申請用途為「臨時公眾停車場（貨櫃車除外）」（為期 5 年）。該用途在大綱圖上的「住宅（丙類）」地帶內屬於第二欄用途，須向城市規劃委員會申請。
5. 申請地點提供合共 38 個私家車及輕型貨車泊位。
6. 營運時間為每日 24 小時（包括星期日及公眾假期）。
7. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. TO Kin Chung (“the Applicant”) in support of the planning application for a ‘Temporary Public Vehicle Park (Excluding Container Vehicles) for a period of 5 years’ (“the Development”) at Lot No. 827 RP (Part) in D.D. 130, Lam Tei, Tuen Mun, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot No. 827 RP (Part) in D.D. 130, Lam Tei, Tuen Mun, New Territories. The Site is accessible from Fuk Hang Tsuen Road leading to the ingress to its west.
3. The site area is about 1,304 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned “Residential (Group C)” (“R(C)”) on the Draft Lam Tei and Yick Yuen Outline Zoning Plan (the “OZP”) No. S/TM-LTYY/13.
5. The planning intention of the “R(C)” zone is primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.
6. The applied use is a Column 2 use within the “R(C)” zone on the OZP which may be permitted with or without conditions by the Board.
7. Given that no structures will be erected in the Development, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “R(C)” zone.

Development Parameters

8. The Development serves to meet the parking demand of local residents and operators in the vicinity. 32 and 6 nos. of parking space for private cars and light goods vehicles (LGV) are provided at the Site respectively (**Plan 3**).
9. Operation hours are 24-hours daily, including Sundays and public holidays.

Previous Applications

10. The Site, in part or in whole, is the subject of 6 previous applications for vehicle park use, which were approved by the Rural and New Town Planning Committee (“the Committee”) between 2012 and 2023:

Application No.	Applied Use	Date of Approval
A/TM-LTTY/230	Temporary Public Vehicle Park (for Private Cars) for a Period of 3 Years	24.2.2012
A/TM-LTTY/294	Temporary Public Vehicle Park (Private Cars only) for a Period of 3 Years	17.4.2015
A/TM-LTTY/306	Temporary Public Vehicle Park (Private Cars only) for a Period of 2 Years	10.6.2016
A/TM-LTTY/349	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars only) for a Period of 2 Years	4.5.2018
A/TM-LTTY/399	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	21.8.2020
A/TM-LTTY/442	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	21.4.2023

11. The previous applications were approved on considerations that temporary approval would not frustrate the long-term planning intention of the “R(C)” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
12. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the previous applications.

No Adverse Impacts to the Surroundings

Visual and Landscape

13. Given that no structures will be erected at the Site, the applied use is considered not incompatible with surrounding land uses intermixed with residential dwellings and vacant land. Adverse visual impacts to the surrounding areas are not anticipated.

Traffic

14. The trip attraction and generation rates are expected as follows:

	Daily Trip Attractions	Daily Trip Generations
08:00 – 09:00	0	2
09:00 – 10:00	1	3
10:00 – 11:00	1	1
11:00 – 12:00	2	1
12:00 – 13:00	2	2

13:00 – 14:00	0	3
14:00 – 15:00	1	1
15:00 – 16:00	1	2
16:00 – 17:00	2	1
17:00 – 18:00	2	1
18:00 – 19:00	4	2
19:00 – 20:00	2	1
20:00 – 08:00	3	1
Total Trips	<u>21</u>	<u>21</u>

15. In view of the low trip attraction and generation rates, it is expected that the Development should not cause adverse traffic impacts to the adjacent areas and road network.
16. 32 nos. of parking space for private cars and 6 nos. of parking space for LGVs are provided at the Site. Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 4**). No parking, reversing or turning of vehicles on public road is expected. No container vehicles and vehicles exceeding 5.5 tonnes will be allowed to park at the Site.

Environment

17. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
18. The Development is intended for the use of parking of vehicles only. No container vehicles/tractors and vehicles exceeding 5.5 tonnes will be allowed to park at, stall at, enter or exit the Site. No car beauty services, vehicle repairing, dismantling or other workshop activities will be allowed at the Site. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.

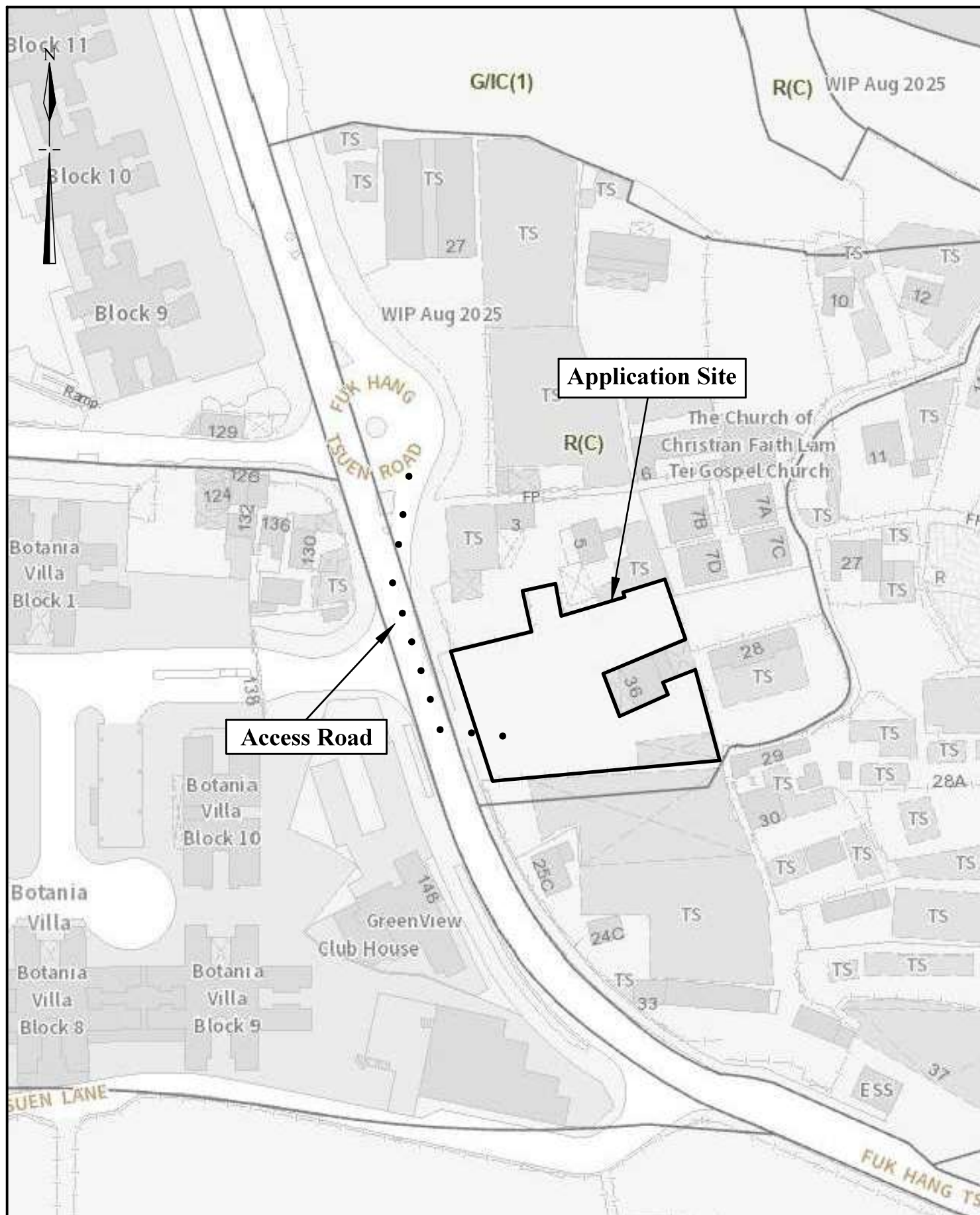
Drainage

19. The approval condition regarding the submission of a condition record of the existing drainage facilities has been complied with under the previous application no. A/TM-LYTT/442. The drainage facilities will be maintained in good conditions throughout the approval period.

Fire Safety

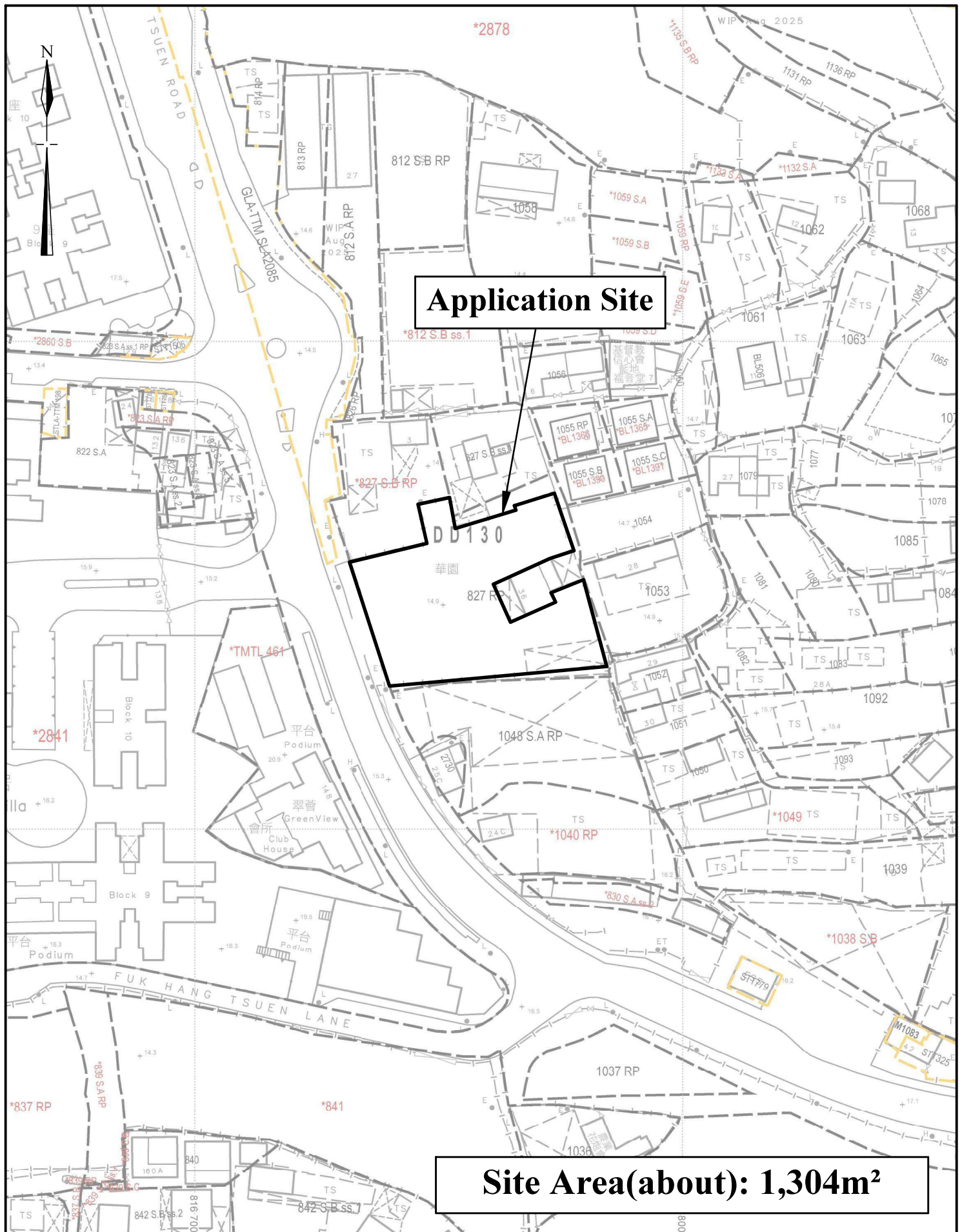
20. The submission and implementation of Fire Service Installations (FSI) Proposal have been accepted by the Fire Services Department under the previous application no. A/TM-LYTT/442. The structures within the Site have been removed. No structure will be provided within the Site under the current application.

- End -



Extracted from Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTY/13

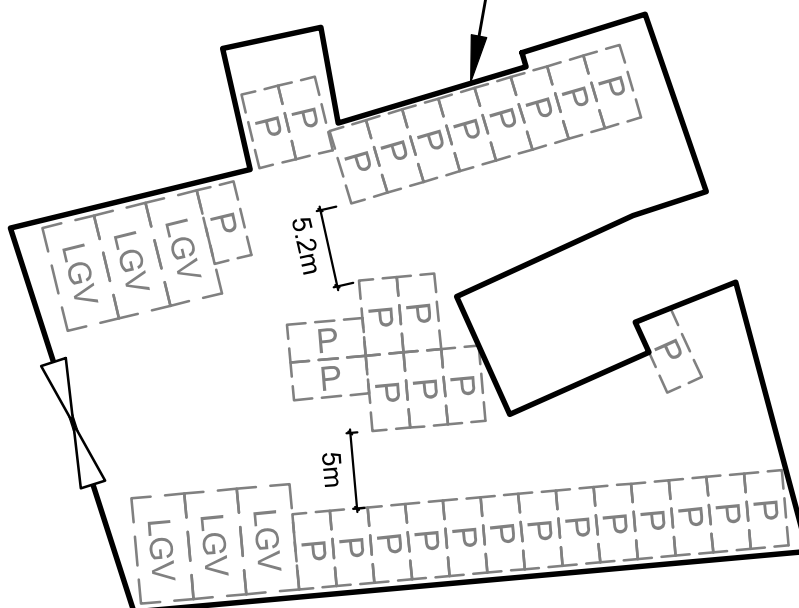
Not to scale	Location Plan Lot 827 RP(part) in DD.130 Tuen Mun, N.T.	Goldrich Planners & Surveyors Ltd.
November 2025		Plan 1 (P 25084)



1:1000	Lot Index Plan	Goldrich Planners & Surveyors Ltd.
November 2025	Lot 827 RP(part) in DD.130 Tuen Mun, N.T.	Plan 2 (P 25084)



Application Site



Legend



Vehicular Ingress / Egress



Parking space for light goods vehicle
(7m (L) x 3.5m (W))



Parking space for private cars
(5m (L) x 2.5m (W))

1:500

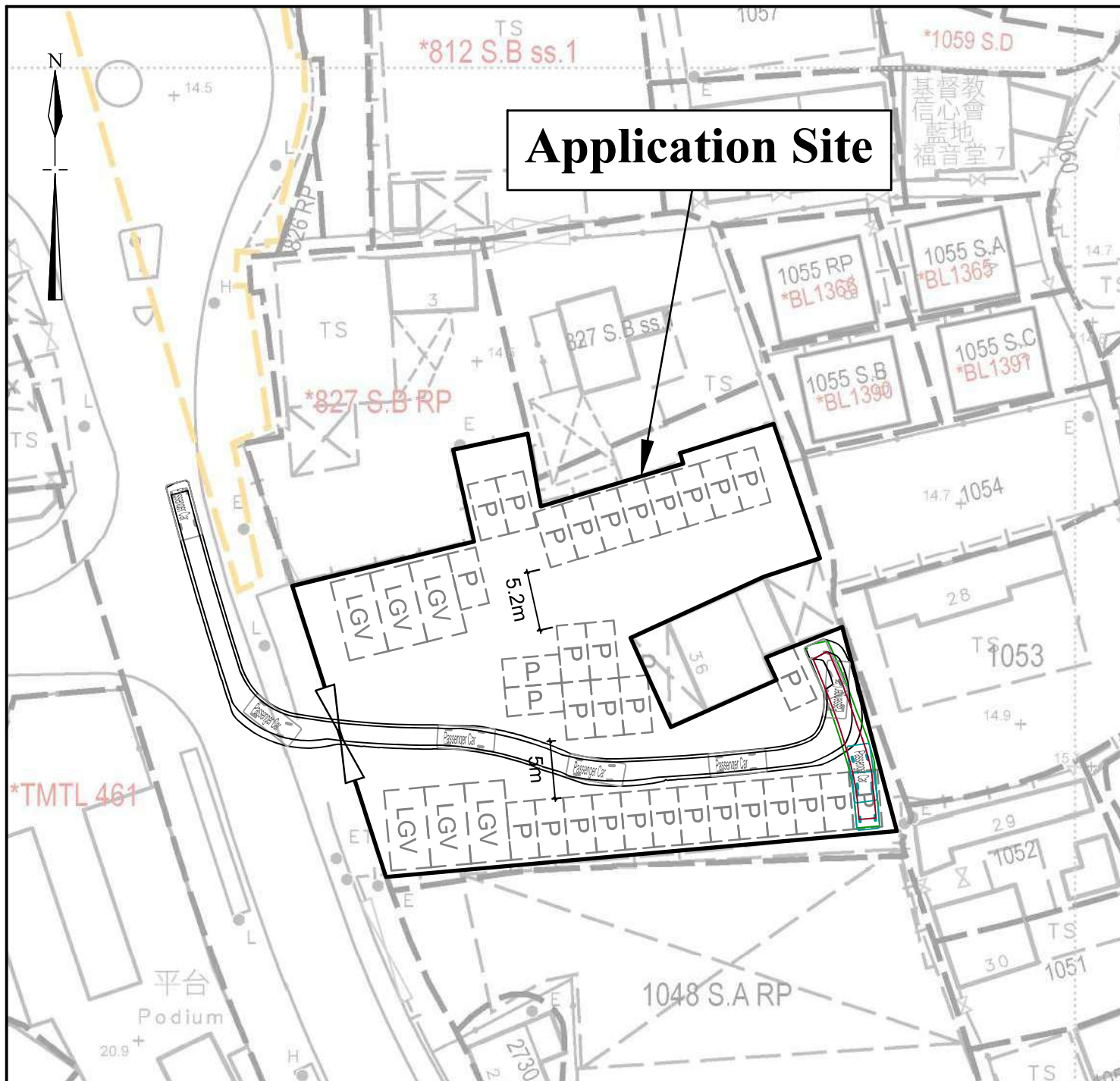
Layout Plan

Goldrich Planners &
Surveyors Ltd.

November 2025

Lot 827 RP(part) in DD.130
Tuen Mun, N.T.

Plan 3
(P 25084)



Legend



Vehicular Ingress / Egress



Parking space for light goods vehicle
(7m (L) x 3.5m (W))



Parking space for private cars
(5m (L) x 2.5m (W))



Private cars
(5m (L) x 2m (W))

1:500

Swept Path Analysis

Goldrich Planners &
Surveyors Ltd.

November 2025

Lot 827 RP(part) in DD.130
Tuen Mun, N.T.

Plan 4
(P 25084)

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/TM-LTY Y/505

Our Ref.: P25084/TL25447

22 December 2025

The Secretary

Town Planning Board

15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

By E-mail

tpbpd@pland.gov.hk

Dear Sir,

Submission of Supplementary Information (SI)

Temporary Public Vehicle Park (Excluding Container Vehicles)

for a Period of 5 Years in "Residential (Group C)" Zone,

Lot No. 827 RP (Part) in D.D. 130, Lam Tei, Tuen Mun, New Territories

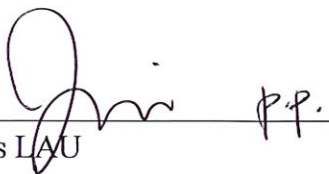
(Application No. A/TM-LTY Y/505)

We write to submit an updated Planning Statement (Appendix I), Swept Path Analysis (Plans 4.1 & 4.2) and the previously accepted drainage plan and fire services installations proposal for the captioned application, which serves to supersede our previous SI submission under our reference P25084/TL25442 dated 18.12.2025.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.


Francis LAU

Encl.

c.c.

DPO/TM&YLW, PlanD (Attn.: Ms. LAM Yan, Yan)

Planning Statement

Introduction

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Application Site (Plans 1 and 2)

2. The Site comprises Lot No. 827 RP (Part) in D.D. 130, Lam Tei, Tuen Mun, New Territories. The Site is accessible from Fuk Hang Tsuen Road leading to the ingress to its west.
3. The site area is about 1,304 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned “Residential (Group C)” (“R(C)”) on the Draft Lam Tei and Yick Yuen Outline Zoning Plan (the “OZP”) No. S/TM-LTTY/13.
5. The planning intention of the “R(C)” zone is primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.
6. The applied use is a Column 2 use within the “R(C)” zone on the OZP which may be permitted with or without conditions by the Board.
7. Given that no structures will be erected in the Development, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “R(C)” zone.

Development Parameters

8. The Development serves to meet the parking demand of local residents and operators in the vicinity. 32 and 6 nos. of parking space for private cars and light goods vehicles (LGV) are provided at the Site respectively (**Plan 3**).
9. No vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked at the Site.
10. No structures will be provided at the Site. The existing structures within the Site will be removed.
11. Operation hours are 24-hours daily, including Sundays and public holidays.

Previous Applications

12. The Site, in part or in whole, is the subject of 6 previous applications for vehicle park use, which were approved by the Rural and New Town Planning Committee (“the Committee”) between 2012 and 2023:

Application No.	Applied Use	Date of Approval
A/TM-LTYT/230	Temporary Public Vehicle Park (for Private Cars) for a Period of 3 Years	24.2.2012
A/TM-LTYT/294	Temporary Public Vehicle Park (Private Cars only) for a Period of 3 Years	17.4.2015
A/TM-LTYT/306	Temporary Public Vehicle Park (Private Cars only) for a Period of 2 Years	10.6.2016
A/TM-LTYT/349	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars only) for a Period of 2 Years	4.5.2018
A/TM-LTYT/399	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	21.8.2020
A/TM-LTYT/442	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	21.4.2023

13. The previous applications were approved on considerations that temporary approval would not frustrate the long-term planning intention of the “R(C)” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
14. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the previous applications.
15. The previous application no. A/TM-LTYT/442 (“the Last Approval”) for vehicle park use submitted by the same applicant was revoked due to non-compliance with approval conditions regarding the submission and implementation of the run-in/out proposal as the Applicant did not have enough time to liaise with CLP Power on the arrangement for relocation of the existing electric pole before shifting the run-in/out to the south. The Applicant will comply with all the approval conditions under the current application once it is approved by the Committee.
16. Compared with the Last Approval, the site boundary has been slightly revised to reflect the actual situation of the Site, and the location of the vehicular ingress/egress has not been shifted to the south as the pedestrian crossing under the Fuk Hang Tsuen Road widening project was constructed further away from the Site. There is no pedestrian crossing adjacent to the existing vehicular ingress/egress of the Site.

No Adverse Impacts to the Surroundings

Visual and Landscape

17. Given that no structures will be erected at the Site, the applied use is considered not incompatible with surrounding land uses intermixed with residential dwellings and vacant land. Adverse visual impacts to the surrounding areas are not anticipated.

Traffic

18. The trip attraction and generation rates are expected as follows:

	Daily Trip Attractions	Daily Trip Generations
08:00 – 09:00	0	2
09:00 – 10:00	1	3
10:00 – 11:00	1	1
11:00 – 12:00	2	1
12:00 – 13:00	2	2
13:00 – 14:00	0	3
14:00 – 15:00	1	1
15:00 – 16:00	1	2
16:00 – 17:00	2	1
17:00 – 18:00	2	1
18:00 – 19:00	4	2
19:00 – 20:00	2	1
20:00 – 08:00	3	1
Total Trips	<u>21</u>	<u>21</u>

19. In view of the low trip attraction and generation rates, it is expected that the Development should not cause adverse traffic impacts to the adjacent areas and road network.
20. 32 nos. of parking space for private cars and 6 nos. of parking space for LGVs are provided at the Site. Sufficient space is provided for vehicle manoeuvring within the Site (**Plans 4.1 & 4.2**). No parking, reversing or turning of vehicles on public road is expected. No container vehicles and vehicles exceeding 5.5 tonnes will be allowed to park at the Site.

Environment

21. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
22. The Development is intended for the use of parking of vehicles only. No container vehicles/tractors and vehicles exceeding 5.5 tonnes will be allowed to park at, stall at, enter or exit the Site. No car beauty services, vehicle repairing, dismantling or other workshop activities will be allowed at the Site. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.

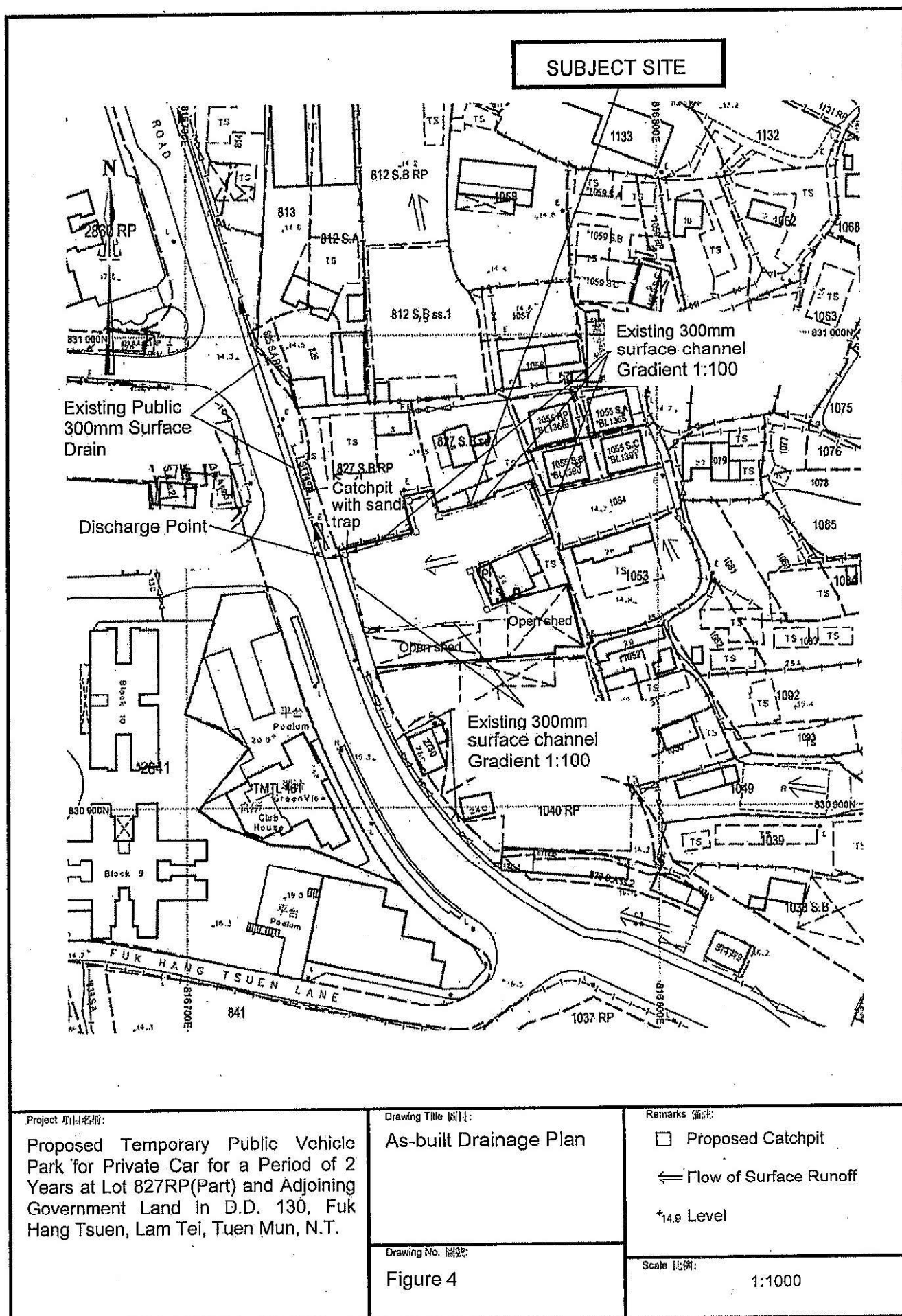
Drainage

23. The approval condition regarding the submission of a condition record of the existing drainage facilities has been complied with under the previous application no. A/TM-LYTT/442. The accepted as-built drainage plan is enclosed at **Annex Ia**. The drainage facilities will be maintained in good conditions throughout the approval period.

Fire Safety

24. The submission and implementation of Fire Service Installations (FSI) Proposal have been accepted by the Fire Services Department under the previous application no. A/TM-LYTT/442. The accepted FSI Proposal is enclosed at **Annex Ib**. The structures within the Site will be removed. No structure will be provided within the Site under the current application.

- End -

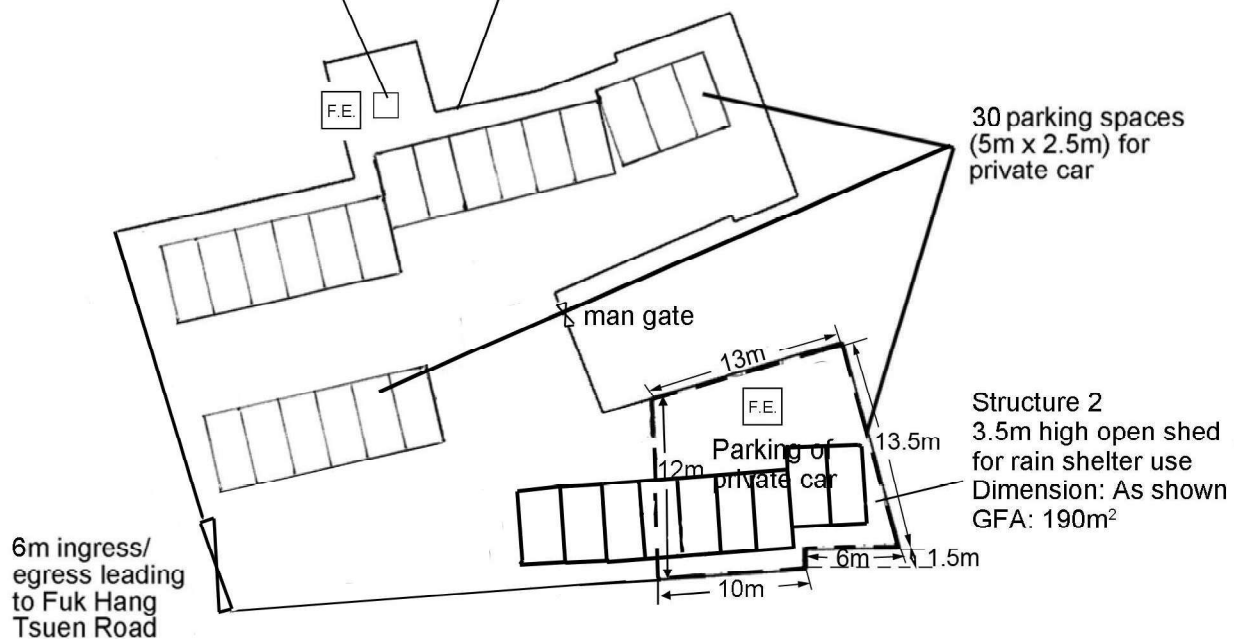


N



Application Site

Structure 1
Portable toilet
GFA: 4m²
Dimension: 2m x 2m
No. of storey: 1
Height: Not exceeding 3m



Project 項目名稱:

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lot 827 RP (Part) in D.D. 130, Fuk Hang Tsuen, Lam Tei, Tuen Mun, N.T.


Drawing Title 圖目:

Proposed Fire Service Installations Plan

Drawing No. 圖號:

Figure 1

Remarks 備註:

 5kg carbon dioxide fire extinguisher

Scale 比例:

1:500

Previous s.16 Applications covering the Application Site

Approved Applications

<u>Application No.</u>	<u>Development(s)/ Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
A/TM-LTY Y/230	Temporary Public Vehicle Park (for Private Cars) for a Period of 3 Years	24.2.2012 [Revoked on 24.10.2013]
A/TM-LTY Y/294	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	17.4.2015 [Revoked on 17.7.2015]
A/TM-LTY Y/306	Temporary Public Vehicle Park (Private Cars Only) for a Period of 2 Years	10.6.2016
A/TM-LTY Y/349	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars Only) for a Period of 2 Years	4.5.2018
A/TM-LTY Y/399	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	21.8.2020 [Revoked on 21.1.2023]
A/TM-LTY Y/442	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	21.04.2023 [Revoked on 21.10.2024]

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD):

- No objection to the application from land administration point of view.
- Advisory comments as detailed in **Appendix IV**.

2. Traffic

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

- No objection to the application from traffic engineering viewpoint.
- Approval conditions in relation to un-in/out proposal are no longer applicable as the road widening works under the project of “Widening of Fuk Hang Tsuen Road (between Castle Peak Road - Lam Tei and Fuk Hang Tsuen Lane)” (Contract No. HY/2022/05) has been substantially completed.
- Advisory comments as detailed in **Appendix IV**.

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

- No comments on the application from the highways maintenance viewpoint.
- Advisory comments as detailed in **Appendix IV**.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- No objection to the application from environmental planning perspective.
- No environmental complaint pertaining to the application site (the Site) were received in the past three years
- Advisory comments as detailed in **Appendix IV**.

4. Drainage

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

- No objection to the application from the public drainage viewpoint.
- Should the application be approved, a condition should be included to request the

applicant to submit a condition record of the existing drainage facilities and maintain the drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area.

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

5. Building Matters

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

- No objection to the application.
- Advisory comments as detailed in **Appendix IV**.

6. Landscape

Comment of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- No adverse comment on the application.
- According to the site photos, no distinctive landscape resource is observed within the application site. No significant adverse landscape impact arising from the applied use is anticipated.

7. District Officer's Comments

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

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

8. Other Departments

The following departments have no objection to/no adverse comment/no comment on the application:

- Director of Fire Services (D of FS);
- Director of Electrical and Mechanical Services, Electrical and Mechanical Services Department (DEMS);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (c) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
 - (i) the Site comprises a portion of the Old Schedule Agricultural Lot 827 RP in D.D.130 (“the Lot”) 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) the Site is accessible via a local access on Government Land (GL) leading from Fuk Hang Tsuen Road. His office does not carry out maintenance works for the said GL nor has granted any right-of-way over the GL to the Site; and
 - (iii) his office reserves the right to take lease enforcement actions as considered appropriate against any unauthorised erection/extensions/alteration of the structures erected or to be erected within the Lot or any unauthorised occupation of 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;
- (d) to note the comments of the Commissioner for Transport (C for T) that the applicant is advised to erect a barrier or similar structure adjacent to the run-in/out to ensure that vehicle would only access the Site via the proposed run-in/out;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) the run-in/out on the footpath of Fuk Hang Tsuen Road shall be constructed up to relevant HyD standards;
- (f) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to implement the relevant measures and requirements in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ to minimise the potential environmental nuisance;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the applicant is required to maintain his drainage facilities/system properly and rectify them if they are found to be inadequate or ineffective during operation. 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 his facilities/system;

- (ii) the applicant should construct and maintain the proposed drainage facilities whether within or outside the subject lots at his own expense;
 - (iii) the Site is in an area where public sewerage connection is available. Environmental Protection Department (EPD) should be consulted regarding sewerage impact assessment and sewage treatment/disposal facilities for the proposed development;
 - (iv) if the proposed stormwater drainage facilities would be connected to any existing drainage facilities, the applicant is reminded to seek agreement from the relevant owners or parties who are responsible for the maintenance of such existing facilities;
 - (v) the applicant should check and ensure that the existing drainage system to which the applicant proposed connection will be made has adequate capacity and satisfactory condition to cater for the additional discharge from the Lot. He should also ensure that the flow from the Site will not overload the existing drainage system;
 - (vi) the applicant is reminded that the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc;
 - (vii) the proposed sand-trap/catchpit should be regularly desilted by the applicant to prevent sand and silt from being washed into the existing drainage system/channel at its downstream; and
 - (viii) for drainage works to be undertaken outside the lot boundary, the applicant should obtain prior agreement from DLO/TM, LandsD and/or the relevant private lot owners; and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) if any existing structures are erected on leased land without approval of BD (not being a New Territories Exempted House), they are unauthorised under the Buildings Ordinance (BO) and should not be designated for any approved use under the application; and
 - (ii) for unauthorised building works (UBWs) erected on the leased land, enforcement action may be taken by the Building Authority to effect their removal in accordance with the BD's enforcement policy against UBWs and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under BO.

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

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月12日星期一 2:30
收件者: tpbpd/PLAND
主旨: A/TM-LTYT/505 DD 130 Fuk Hang Tsuen
類別: Internet Email

Dear TPB Members,

Despite a history of failure to fulfill conditions, 442 was approved 21 Apr 2023 and, no surprise, revoked 21 Oct 2024 for failure to provide safe run in and run out access.

That the operation was allowed to continue for well over a year is alarming. Now back with an increase in the number of parking to 38.

Members must take time to examine the plans to ensure that the new location for access no longer poses a threat to pedestrian safety. Also why there is no provision for EV charging.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 22 November 2022 2:55 AM HKT
Subject: A/TM-LTYT/442 DD 130 Fuk Hang Tsuen

Dear TPB Members,

Application 349 approved in 2018 logged one extension of time and then applicant filed 399. Approved in Aug 2020.

Conditions have never been fulfilled. Members should question why in over 4 years conditions remain unfulfilled.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 17 June 2020 1:47 AM CST
Subject: A/TM-LTYT/399 DD 130 Fuk Hang Tsuen

Dear TPB Members,

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

No doubt PlanD will trot out the same old line it has used for almost a decade to justify brownfield use of Res zoned land :

"Whilst the applied development was not entirely in line with the planning intention of the "Residential (Group C)" ("R(C)") zone, the development could provide car parking spaces to serve any such demand in the area. Approval of the application on a temporary basis would not jeopardize the long-term planning intention of the zone."

But now in view of the recent JR **HCAL 26/2012 2020 HKCFI 501** members can no longer rely on PlanD recommendations but must ask questions.

Hence, a mere reading of the representation / comment and obtaining advice in respect thereof do not suffice – the decision maker must have to personally consider them rather than rely on an official's consideration of them: Tickner v Chapman, supra, at 464D-E. Li CJ also said in Oriental Daily, supra, at 868B that "the reasons should show that the issues that arise for serious consideration have been considered."

So what is THE PLAN for the district and the Res zoning? We keep hearing about the shortage of land for housing while appropriately zoned sites are used for parking vehicles. There is another large parking area close by and if villagers have cars they should open up a room on the ground floor of their palatial, by HK standards, 2,100sq.ft homes..

Members should press for details and timelines. Why is NT carpeted with land use inefficient facilities? The ease with which rolling over brownfield applications without question has become the normal is one of the reasons why so many long promised developments are stalled.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, April 12, 2018 2:20:54 AM
Subject: A/TM-LTYY/349 DD 130 Fuk Hang Tsuen

A/TM-LTYY/349
Lot 827 RP (Part) in D.D. 130, Fuk Hang Tsuen, Lam Tei, Tuen Mun
Site area : About 1,303m²
Zoning : "Res Group C"
Applied Use : 30 Vehicle Parking

Dear TPB Members,

It is time to review this most inefficient form of land use, or abuse being a better term. Now that humans are forced to live in nano flats it is no longer tolerable that hundreds of hectares of land be devoted to parking vehicles. In this case 40sqmts per vehicle, twice times the size of many residential units on the market. How about providing temporary container homes on the site?

Parking facilities should be accommodated in high rise buildings, underground or in stacked facilities, see attached. The villagers own 2,100 sqft homes. If they want to keep a car then they should convert a portion of the ground floor of their spacious residences into a car port. This is common practice all over the world and private residential compounds in NT include a car port or two on ground floor of each unit.

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Approval of the application, even on a temporary basis, would set an undesirable precedent for similar uses. It would delay the development of homes.

Mary Mulvihill