

This document is received on 28 AUG 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.

Form No. S16-III  
表格第 S16-III 號

# APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land  
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,  
or Renewal of Permission for such Temporary Use or Development\***

適用於祇涉及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/發展或該等臨時用途/發展的許可續期的建議\*

\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.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

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By Hand

Form No. S16-III 表格第 S16-III 號

|                                 |                         |               |
|---------------------------------|-------------------------|---------------|
| For Official Use Only<br>請勿填寫此欄 | Application No.<br>申請編號 | A/Tun-skw/137 |
|                                 | Date Received<br>收到日期   | 28 AUG 2025   |

1. 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。
2. 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。
3. 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 )

駿旺置業有限公司 ABLE SMART PROPERTIES LIMITED

### 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 )

全堅土地規劃有限公司 Allgain Land Planning Limited

### 3. Application Site 申請地點

|  |   |     |   |
|--|---|-----|---|
| (a) Full address / location / demarcation district and lot number (if applicable)<br>詳細地址／地點／丈量約份及地段號碼 (如適用) | 新界屯門掃管笏丈量約份第385約地段第240號B分段(部分)<br>Lot 240 S.B (Part)in D.D.385, So Kwun Wat,<br>Tuen Mun, New Territories |     |   |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及／或總樓面面積  | <input checked="" type="checkbox"/> Site area 地盤面積  | 843 | sq.m 平方米 <input type="checkbox"/> About 約 |
|  | <input type="checkbox"/> Gross floor area 總樓面面積   | 562 | sq.m 平方米 <input type="checkbox"/> About 約 |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積 (倘有)   | 0 sq.m 平方米 <input type="checkbox"/> About 約   |     |   |

|  |  |
|--|--|
| (d) Name and number of the related statutory plan(s)<br>有關法定圖則的名稱及編號 | 掃管笏分區計劃大綱核准圖編號 S/TM-SKW/15<br>APPROVED SO KWUN WAT OUTLINE<br>ZONING PLAN NO. S/TM-SKW/15  |
| (e) Land use zone(s) involved<br>涉及的土地用途地帶                           | 鄉村式發展<br>Village Type Development  |
| (f) Current use(s)<br>現時用途   | 臨時商店<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(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)'<br>「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<br>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<br>(DD/MM/YYYY)<br>取得同意的日期<br>(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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

| Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料 |  |   |
|---|--|---|
| No. of 'Current Land Owner(s)'<br>「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<br>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<br>(DD/MM/YYYY)<br>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)<sup>#</sup>&  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>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)<sup>#</sup>&  
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)<sup>#</sup>&  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&

sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>#</sup>&  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

others (please specify)  
其他 (請指明)

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Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號  
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

## 6. Type(s) of Application 申請類別

## (A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

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

|  |   |
|--|---|
| (a) Proposed use(s)/development<br>擬議用途/發展                 | 臨時商店及服務行業 (為期3年)<br>Temporary Shop and Services for a period of 3 years<br><br>(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情) |
| (b) Effective period of permission applied for<br>申請的許可有效期 | <input checked="" type="checkbox"/> year(s) 年 ..... 3<br><input type="checkbox"/> month(s) 個月 ..... .   |

|   |   |                                       |   |           |   |                                      |     |           |   |   |   |       |  |                                       |   |           |                                  |  |     |           |   |                                   |     |           |   |
|---|---|---------------------------------------|---|-----------|---|--------------------------------------|-----|-----------|---|---|---|-------|--|---------------------------------------|---|-----------|----------------------------------|--|-----|-----------|---|-----------------------------------|-----|-----------|---|
| (c) Development Schedule 發展細節表                      | <table border="0"> <tr> <td>Proposed uncovered land area 擬議露天土地面積</td> <td>523</td> <td>.....sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed covered land area 擬議有上蓋土地面積</td> <td>320</td> <td>.....sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed number of buildings/structures 擬議建築物／構築物數目</td> <td>7</td> <td>.....</td> <td></td> </tr> <tr> <td>Proposed domestic floor area 擬議住用樓面面積</td> <td>0</td> <td>.....sq.m</td> <td><input type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed non-domestic floor area 擬議非住用樓面面積</td> <td>562</td> <td>.....sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed gross floor area 擬議總樓面面積</td> <td>562</td> <td>.....sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> </table> | Proposed uncovered land area 擬議露天土地面積 | 523   | .....sq.m | <input checked="" type="checkbox"/> About 約 | Proposed covered land area 擬議有上蓋土地面積 | 320 | .....sq.m | <input checked="" type="checkbox"/> About 約 | Proposed number of buildings/structures 擬議建築物／構築物數目 | 7 | ..... |  | Proposed domestic floor area 擬議住用樓面面積 | 0 | .....sq.m | <input type="checkbox"/> About 約 | Proposed non-domestic floor area 擬議非住用樓面面積 | 562 | .....sq.m | <input checked="" type="checkbox"/> About 約 | Proposed gross floor area 擬議總樓面面積 | 562 | .....sq.m | <input checked="" type="checkbox"/> About 約 |
| Proposed uncovered land area 擬議露天土地面積               | 523   | .....sq.m                             | <input checked="" type="checkbox"/> About 約 |           |   |                                      |     |           |   |   |   |       |  |                                       |   |           |                                  |  |     |           |   |                                   |     |           |   |
| Proposed covered land area 擬議有上蓋土地面積                | 320   | .....sq.m                             | <input checked="" type="checkbox"/> About 約 |           |   |                                      |     |           |   |   |   |       |  |                                       |   |           |                                  |  |     |           |   |                                   |     |           |   |
| Proposed number of buildings/structures 擬議建築物／構築物數目 | 7   | .....                                 |   |           |   |                                      |     |           |   |   |   |       |  |                                       |   |           |                                  |  |     |           |   |                                   |     |           |   |
| Proposed domestic floor area 擬議住用樓面面積               | 0   | .....sq.m                             | <input type="checkbox"/> About 約            |           |   |                                      |     |           |   |   |   |       |  |                                       |   |           |                                  |  |     |           |   |                                   |     |           |   |
| Proposed non-domestic floor area 擬議非住用樓面面積          | 562   | .....sq.m                             | <input checked="" type="checkbox"/> About 約 |           |   |                                      |     |           |   |   |   |       |  |                                       |   |           |                                  |  |     |           |   |                                   |     |           |   |
| Proposed gross floor area 擬議總樓面面積                   | 562   | .....sq.m                             | <input checked="" type="checkbox"/> About 約 |           |   |                                      |     |           |   |   |   |       |  |                                       |   |           |                                  |  |     |           |   |                                   |     |           |   |

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

構築物 A: 臨時商店及服務行業，每層面積約58平方米，2層高，高度不多於7米，總面積不多於116平方米。

構築物 B-E: 臨時商店及服務行業，每層面積約46平方米，2層高，高度不多於7米，總面積不多於92平方米。

臨時帳篷A: 遮蔭用途，面積約40平方米，1層高，高度不多於5米。

臨時帳篷B: 遮蔭用途，面積約38平方米，1層高，高度不多於5米。

|   |   |                                  |   |                                 |   |  |   |   |   |  |   |                                  |   |
|---|---|----------------------------------|---|---------------------------------|---|--|---|---|---|--|---|----------------------------------|---|
| Proposed number of car parking spaces by types 不同種類停車位的擬議數目 | <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>0</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>0</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>0</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td>0</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>0</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>0</td> </tr> </table> | Private Car Parking Spaces 私家車車位 | 0 | Motorcycle Parking Spaces 電單車車位 | 0 | Light Goods Vehicle Parking Spaces 輕型貨車泊車位 | 0 | Medium Goods Vehicle Parking Spaces 中型貨車泊車位 | 0 | Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 | 0 | Others (Please Specify) 其他 (請列明) | 0 |
| Private Car Parking Spaces 私家車車位                            | 0   |                                  |   |                                 |   |  |   |   |   |  |   |                                  |   |
| Motorcycle Parking Spaces 電單車車位                             | 0   |                                  |   |                                 |   |  |   |   |   |  |   |                                  |   |
| Light Goods Vehicle Parking Spaces 輕型貨車泊車位                  | 0   |                                  |   |                                 |   |  |   |   |   |  |   |                                  |   |
| Medium Goods Vehicle Parking Spaces 中型貨車泊車位                 | 0   |                                  |   |                                 |   |  |   |   |   |  |   |                                  |   |
| Heavy Goods Vehicle Parking Spaces 重型貨車泊車位                  | 0   |                                  |   |                                 |   |  |   |   |   |  |   |                                  |   |
| Others (Please Specify) 其他 (請列明)                            | 0   |                                  |   |                                 |   |  |   |   |   |  |   |                                  |   |

|   |   |                  |   |                    |   |                                   |   |                                    |   |                                   |   |                                  |           |
|---|---|------------------|---|--------------------|---|-----------------------------------|---|------------------------------------|---|-----------------------------------|---|----------------------------------|-----------|
| Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 | <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td>0</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td>0</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>1</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td>0</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>0</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>1個客貨車上落貨位</td> </tr> </table> | Taxi Spaces 的士車位 | 0 | Coach Spaces 旅遊巴車位 | 0 | Light Goods Vehicle Spaces 輕型貨車車位 | 1 | Medium Goods Vehicle Spaces 中型貨車車位 | 0 | Heavy Goods Vehicle Spaces 重型貨車車位 | 0 | Others (Please Specify) 其他 (請列明) | 1個客貨車上落貨位 |
| Taxi Spaces 的士車位  | 0   |                  |   |                    |   |                                   |   |                                    |   |                                   |   |                                  |           |
| Coach Spaces 旅遊巴車位                                      | 0   |                  |   |                    |   |                                   |   |                                    |   |                                   |   |                                  |           |
| Light Goods Vehicle Spaces 輕型貨車車位                       | 1   |                  |   |                    |   |                                   |   |                                    |   |                                   |   |                                  |           |
| Medium Goods Vehicle Spaces 中型貨車車位                      | 0   |                  |   |                    |   |                                   |   |                                    |   |                                   |   |                                  |           |
| Heavy Goods Vehicle Spaces 重型貨車車位                       | 0   |                  |   |                    |   |                                   |   |                                    |   |                                   |   |                                  |           |
| Others (Please Specify) 其他 (請列明)                        | 1個客貨車上落貨位   |                  |   |                    |   |                                   |   |                                    |   |                                   |   |                                  |           |

|  |   |   |  |
|--|---|---|--|
| Proposed operating hours 擬議營運時間<br>.....星期一至日上午9時至下午8時 (包括公眾假期).....   |   |   |  |
| (d) Any vehicular access to the site/subject building?<br>是否有車路通往地盤／有關建築物？   | Yes 是   | <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)<br>有一條現有車路。(請註明車路名稱(如適用))<br>經屯門大欖涌道可前往   |  |
|  | No 否  | <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)<br>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)<br><input type="checkbox"/>   |  |
| (e) Impacts of Development Proposal 擬議發展計劃的影響<br>(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。) |   |   |  |
| (i) Does the development proposal involve alteration of existing building?<br>擬議發展計劃是否包括現有建築物的改動？  | Yes 是   | <input type="checkbox"/> Please provide details 請提供詳情<br>.....<br>.....<br>.....  |  |
|  | No 否  | <input checked="" type="checkbox"/>   |  |
| (ii) Does the development proposal involve the operation on the right?<br>擬議發展是否涉及右列的工程？   | 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)<br>(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)<br><input type="checkbox"/> Diversion of stream 河道改道<br><input type="checkbox"/> Filling of pond 填塘<br>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約<br><input type="checkbox"/> Filling of land 填土<br>Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約<br><input type="checkbox"/> Excavation of land 挖土<br>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約 |  |
|  | No 否  | <input checked="" type="checkbox"/>   |  |
| (iii) Would the development proposal cause any adverse impacts?<br>擬議發展計劃會否造成不良影響？   | On environment 對環境  | <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>   |  |
|  | On traffic 對交通  | <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>   |  |
| On water supply 對供水  | <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |   |  |
| On drainage 對排水  | <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |   |  |
| On slopes 對斜坡  | <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |   |  |
| Affected by slopes 受斜坡影響   | <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |   |  |
| Landscape Impact 構成景觀影響  | <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |   |  |
| Tree Felling 砍伐樹木  | <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |   |  |
| Visual Impact 構成視覺影響   | <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |   |  |
| Others (Please Specify) 其他 (請列明)   | <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> |   |  |
| <hr/> <hr/>  |   |   |  |

|  |  |
|--|--|
|  | <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....<br/>.....<br/>.....<br/>.....</p> |
|--|--|

**(B) 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臨時用途/發展的許可續期**

|  |  |
|--|--|
| (a) Application number to which the permission relates<br>與許可有關的申請編號 | A/ _____ / _____   |
| (b) Date of approval<br>獲批給許可的日期                                     | ..... (DD 日/MM 月/YYYY 年)   |
| (c) Date of expiry<br>許可屆滿日期   | ..... (DD 日/MM 月/YYYY 年)   |
| (d) Approved use/development<br>已批給許可的用途／發展                          |  |
|  | <input type="checkbox"/> The permission does not have any approval condition<br>許可並沒有任何附帶條件<br><input type="checkbox"/> Applicant has complied with all the approval conditions<br>申請人已履行全部附帶條件<br><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s):<br>申請人仍未履行下列附帶條件：<br>_____<br>_____ |
| (e) Approval conditions<br>附帶條件                                      | _____<br>_____<br>Reason(s) for non-compliance:<br>仍未履行的原因：<br>_____<br>_____  |
|  | (Please use separate sheets if the space above is insufficient)<br>(如以上空間不足，請另頁說明)   |
| (f) Renewal period sought<br>要求的續期期間                                 | <input type="checkbox"/> year(s) 年 .....<br><input type="checkbox"/> month(s) 個月 .....   |

## 7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明)。

請參考附件的申請報告書

## 8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署



Applicant 申請人 /  Authorised Agent 獲授權代理人

Ms Hermose Chong

Manager

Name in Block Letters

姓名（請以正楷填寫）

Position (if applicable)

職位（如適用）

Professional Qualification(s)  Member 會員 /  Fellow of 資深會員

專業資格

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 Allgain Land Planning Limited



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

Date 日期 13/08/2025

(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

- 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。

## 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.<br>申請編號                | (For Official Use Only) (請勿填寫此欄)  |   |
| Location/address<br>位置／地址              | 新界屯門掃管笏丈量約份第385約地段第240號B分段(部分)<br>Lot 240 S.B (Part)in D.D.385, So Kwun Wat, Tuen Mun, New Territories  |   |
| Site area<br>地盤面積                      | 843   | sq. m 平方米 <input type="checkbox"/> About 約<br>(includes Government land of 包括政府土地) 0 sq. m 平方米 <input type="checkbox"/> About 約 |
| Plan<br>圖則                             | 掃管笏分區計劃大綱核准圖編號 S/TM-SKW/15<br>APPROVED SO KWUN WAT OUTLINE ZONING PLAN NO. S/TM-SKW/15  |   |
| Zoning<br>地帶                           | 鄉村式發展<br>Village Type Development   |   |
| Type of Application<br>申請類別            | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of<br>位於鄉郊地區或受規管地區的臨時用途/發展為期<br><input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____<br><br><input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of<br>位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期<br><input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |   |
| Applied use/<br>development<br>申請用途/發展 | 臨時商店及服務行業 (為期3年)<br>Temporary Shop and Services for a period of 3 years   |   |

|  |   |  |   |
|--|---|--|---|
| (i) Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率                   |   | sq.m 平方米   | Plot Ratio 地積比率   |
|  | Domestic<br>住用  | 0 <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than<br>不多於              | 0 <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than<br>不多於               |
| (ii) No. of blocks<br>幢數   | Non-domestic<br>非住用   | 562 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than<br>不多於 | 0.67 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than<br>不多於 |
|  | Domestic<br>住用  | 0  |   |
| (iii) Building height/No. of storeys<br>建築物高度／層數                         | Non-domestic<br>非住用   | 7  |   |
|  | Domestic<br>住用  | 0 <input type="checkbox"/> (Not more than 不多於)<br>m 米  |   |
|  |   | 0 <input type="checkbox"/> (Not more than 不多於)<br>Storeys(s) 層                                   |   |
|  | Non-domestic<br>非住用   | 7 <input checked="" type="checkbox"/> (Not more than 不多於)<br>m 米                                 |   |
|  |   | 2 <input checked="" type="checkbox"/> (Not more than 不多於)<br>Storeys(s) 層                        |   |
|  |   |  |   |
| (iv) Site coverage<br>上蓋面積   |   | 38.0 %   | <input checked="" type="checkbox"/> About 約   |
| (v) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數                           | 0  |   |
|  | Private Car Parking Spaces 私家車車位                                    | 0  |   |
|  | Motorcycle Parking Spaces 電單車車位                                     | 0  |   |
|  | Light Goods Vehicle Parking Spaces 輕型貨車泊車位                          | 0  |   |
|  | Medium Goods Vehicle Parking Spaces 中型貨車泊車位                         | 0  |   |
|  | Heavy Goods Vehicle Parking Spaces 重型貨車泊車位                          | 0  |   |
|  | Others (Please Specify) 其他 (請列明)                                    | 0  |   |
|  |   |  |   |
|  |   |  |   |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數 | 2  |   |
|  | Taxi Spaces 的士車位  | 0  |   |
|  | Coach Spaces 旅遊巴車位  | 0  |   |
|  | Light Goods Vehicle Spaces 輕型貨車車位                                   | 1  |   |
|  | Medium Goods Vehicle Spaces 中型貨車位                                   | 0  |   |
|  | Heavy Goods Vehicle Spaces 重型貨車車位                                   | 0  |   |
|  | Others (Please Specify) 其他 (請列明)                                    | 1  |   |
|  | 客貨車上落貨位   |  |   |
|  |   |  |   |
|  |   |  |   |

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

|   | <u>Chinese</u><br>中文                | <u>English</u><br>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 type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Block plan(s) 樓宇位置圖   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Floor plan(s) 樓宇平面圖   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Sectional plan(s) 截視圖   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Elevation(s) 立視圖  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片                        | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖                             | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Others (please specify) 其他（請註明）   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 位置圖 Location Plan, 地盤平面圖 Site Plan  |                                     |                                     |
| <u>Approved Drainage Plan, FS Plan, Landscape Proposal</u>                          |                                     |                                     |
| <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)<br>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 checked="" type="checkbox"/> |
| 預計車輛進出流量報告  |                                     |                                     |
| 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。

根據《城市規劃條例》( 第 131 章 )

第 16 條遞交的許可申請

屯門掃管笏丈量約份第 385 約地段第 240 號 B 分段(部分)

擬議臨時商店及服務行業 ( 為期 3 年 )

**申請報告書及擬議發展的計劃細節**

# 目 錄

1. 擬議發展細節-----P. 1
2. 申請原因-----P. 2
3. 擬議發展計劃的各方面影響-----P.3-5

## 擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關屯門掃管笏丈量約份第 385 約地段第 240 號 B 分段(部分)的規劃申請，擬在上述地段申請為期三年的臨時商店及服務行業。
2. 申請地點位於屯門大欖涌道附近，在《掃管笏分區計劃大綱核准圖編號 S/TM-SKW/15》上劃為鄉村式發展。
3. 申請地盤面積為約 843 平方米，上蓋總面積 320 平方米，露天地方面積為 523 平方米，上蓋覆蓋率為 38%。
4. 申請地點將設有 7 個臨時構築物，總樓面面積不多於 562 平方米，用途如下：
  - 構築物 A：臨時商店及服務行業，每層面積約 58 平方米，2 層高，高度不多於 7 米，總面積不多於 116 平方米。
  - 構築物 B-E：臨時商店及服務行業，每層面積約 46 平方米，2 層高，高度不多於 7 米，總面積不多於 92 平方米。
  - 臨時帳篷 A：遮蔭用途，面積約 40 平方米，1 層高，高度不多於 5 米。
  - 臨時帳篷 B：遮蔭用途，面積約 38 平方米，1 層高，高度不多於 5 米。
5. 擬議發展的臨時商店及服務行業，主要包括：便利店及日用品零售、寵物美容、雜貨飲品零售、單車出租維修及中西醫醫務所等等，主要為附近的居民提供服務。
6. 申請地點不涉及任何訪客或職員停車位；只涉及 1 個輕型貨車上落貨位及 1 個客貨車上落貨位。
7. 擬議發展的營運時間為星期一至日上午 9 時至下午 8 時 (包括公眾假期)。
8. 擬議發展不涉及任何食肆。

## 申請原因

1. 申請地點的面積約為 843 平方米，根據《掃管笏分區計劃大綱核准圖編號 S/TM-SKW/15》，申請地點現時被規劃為「鄉村式發展」。
2. 擬議申請用途為臨時商店及服務行業，屬於第二欄的准許用途，須先向城規會申請。
3. 申請地點涉及一個現有規劃申請：A/TM-SKW/124，由於之前因為早前未能如期履行規劃許可附帶的規劃條件（落實渠務工程），因此申請人重新提交本申請以要求城市規劃委員會批准為期三年的規劃許可。
4. 擬議發展並非貨倉或露天存放用途，屬社區小規模運作，與規劃意向「鄉村式發展」並無衝突，與周遭的土地用途並非不協調。
5. 擬議發展是在申請地點上設 5 個由貨櫃改建的簡單臨時上蓋構築物和臨時帳篷，不涉及大型基建工程，只是臨時商店及服務行業，出售一些與民生相關的日用品、提供美容或醫療服務。
6. 申請用途屬臨時性質，不會有任何損害周邊環境設施，不會安裝霓虹燈光招牌；夜間不會有音響播放及商業推銷活動，也不會產生光害滋擾，不會有過大的噪音聲浪問題，不會影響附近環境及民居。
7. 申請人會採取環境保護署發出的《處理臨時用途及露天貯存用地的環境問題作業指引》所列載的緩解環境影響措施，以盡量舒緩擬議發展對環境造成的滋擾。
8. 申請地點的工作人員約 6-8 人，不會有人在留宿，他們只在營業時間內上班。除了補及貨品，沒有其他運輸工作，也不會提供職員/訪客泊車位。
9. 擬議發展有充分的理由支持，當中包括以下規劃考量因素：
  - \* 附近有大量民居，擬議申請的臨時商店能提供服務給他們，提供方便；
  - \* 符合「鄉村式發展」地帶的規劃意向；
  - \* 擬議發展屬臨時三年的性質，不會影響土地規劃用途的長遠規劃發展；
  - \* 附近亦有大量商店，與附近的環境協調；
  - \* 擬議發展並不會造成任何不良的交通、園藝及景觀影響；及
  - \* 符合有關環境考慮的相關條例 / 指引。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界屯門掃管笏丈量約份第 385 約地段第 240 號 B 分段(部分)作為期三年的臨時商店及服務行業。

# 擬議發展計劃的各方面影響

## 1. 土地行政

申請地點涉及 1 個私家地段，擬議發展涉及 7 個上蓋構築物。申請人早前已向屯門地政處申請短期豁免書。

## 2. 擬議發展的入口

申請地點可以經屯門大欖涌道可前往。申請地點設置 5 個臨時出入口 ( 讓每間商店都有獨立行人出入口 )，其中 2 個是能夠給車輛駛進作臨時上落貨。

## 3. 擬議發展的交通安排

申請地點是政府路直到，並可以經大欖涌路進入，市民和車輛是可以自由進出申請地點。申請地點涉及 2 個臨時上落客貨車位，而且是位於申請地點內，而申請地點內亦有足夠位置給予調頭，絕不會影響大欖涌路的交通。該 2 個臨時上落貨車位，除了補給貨品及物資，不會有其他運輸工作，也不會提供職員或訪客泊車位。補貨主要用輕型客貨車運送，停泊在臨時上落貨位置，不會影響附近的交通。

申請地點內的臨時圍網，主要是用活動式的圍網組成，如需補及貨品，就可臨時拆卸圍網然後送貨過去，這樣可確保每家商店能獨立營運，不會被旁邊的商店影響。

## 4. 環境方面

申請人會按照環保署對臨時商店的指引，將對周邊環境的影響減到最低。申請人不會進行相關貿易活動，並會做好相關蚊蟲防治措施，也會做好附近環境的衛生管理措施，並會自行處理相關工程廢料 ( 如有 )、垃圾廢物等。

## 5. 空氣方面

申請地點是臨時商店，不會對空氣造成污染。

## 6. 噪音方面

申請地點是臨時商店，只是顧客來購物時會產生說話交談的聲音，不會帶來重大的噪音影響。

## 7. 排污方面

申請人在申請地點內設置一個洗手間給職員使用（每天預計只會有不多於10名職員在營業時間上班），並已按照環保處的村屋污水排放指南建造化糞池系統，防止污水流出，影響環境。訪客或其他人會使用大欖涌村內的公共洗手間（距離申請地點約2分鐘步行距離，請見附圖），不會使用申請地點內的洗手間。



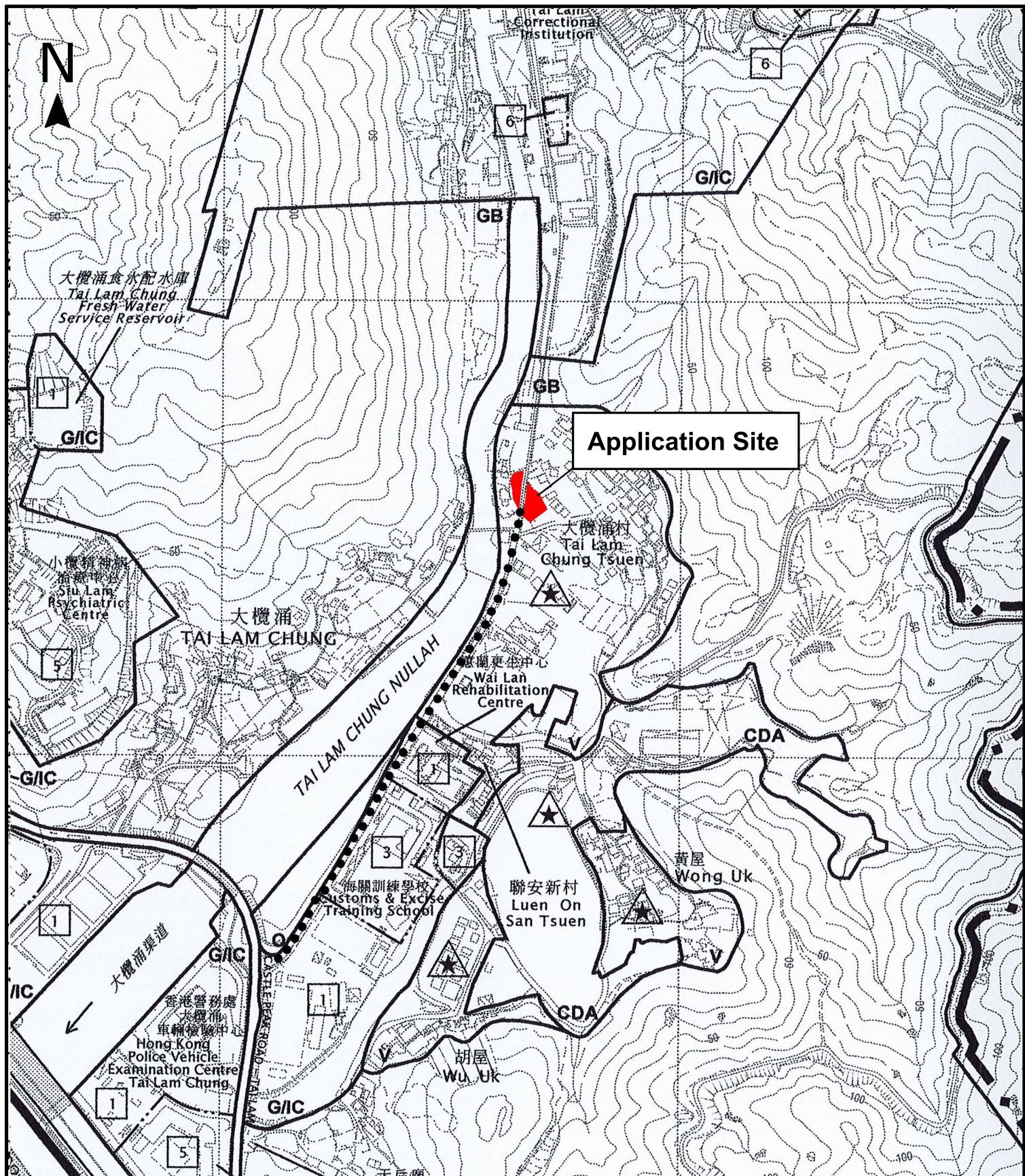
## 8. 渠務方面

申請人在之前遞交的渠務圖則已獲渠務處接納，也已按照渠務處批准的圖則建造排水渠，不會影響周邊環境。

## 9. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，  
並承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准  
新界屯門掃管笏丈量約份第 385 約地段第 240 號 B 分段(部分)作為期不超過三年的臨時商店及服務行業。



Project 項目名稱:

Temporary Shop and Services  
for a Period of 3 Years at Lot 240 S.B  
(Part) in D.D.385, So Kwun Wat,  
Tuen Mun, New Territories

Drawing Title 圖紙標題:

Location Plan

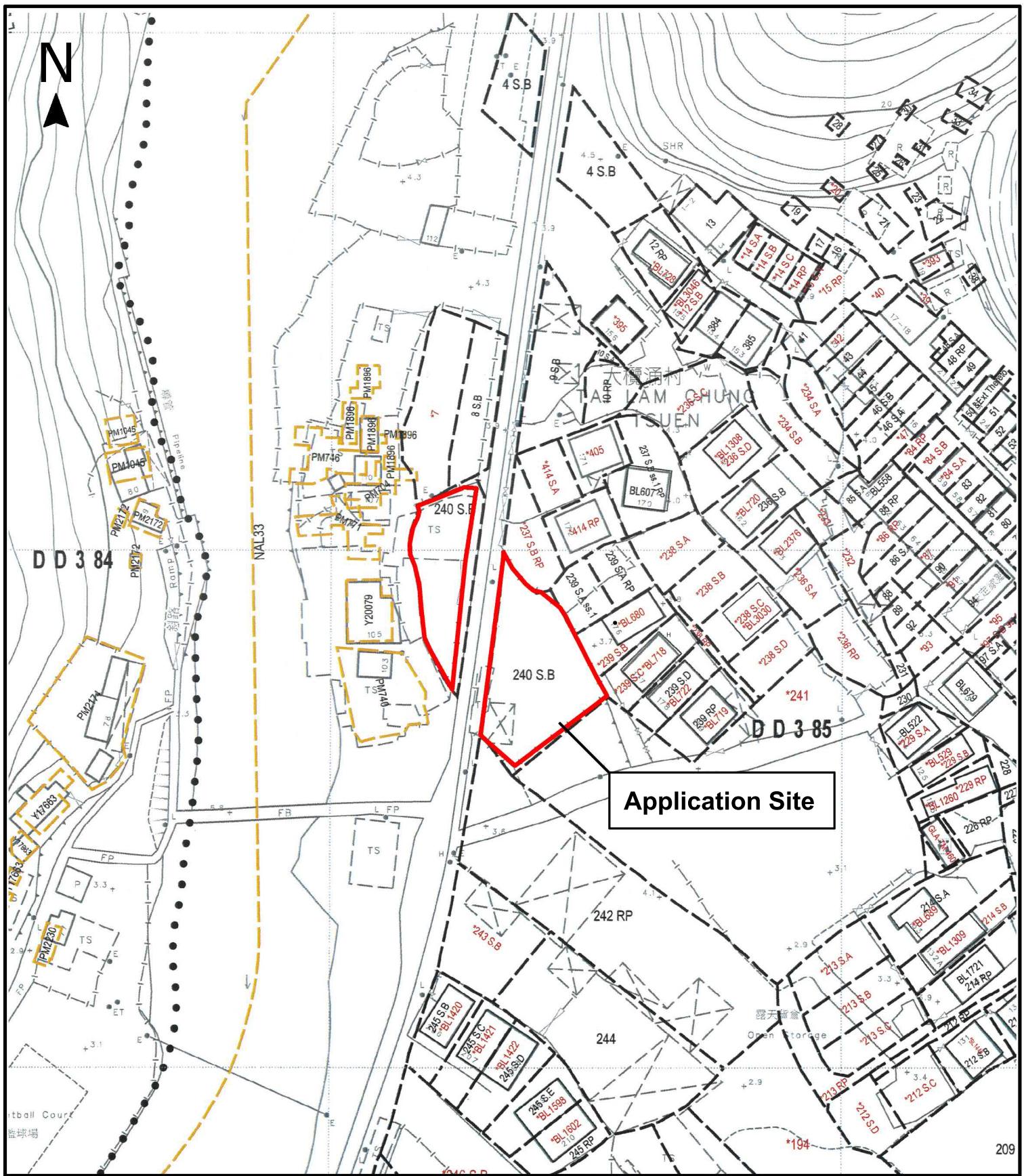


Remarks 備註:

••• Vehicular access leading  
from Castle Peak Road -  
Tai Lam

Drawing No. 圖號:

Scale 比例:



Project 項目名稱:

Temporary Shop and Services  
for a Period of 3 Years at Lot 240 S.B  
(Part) in D.D.385, So Kwun Wat,  
Tuen Mun, New Territories

Drawing Title 圖紙標題:

Site Plan

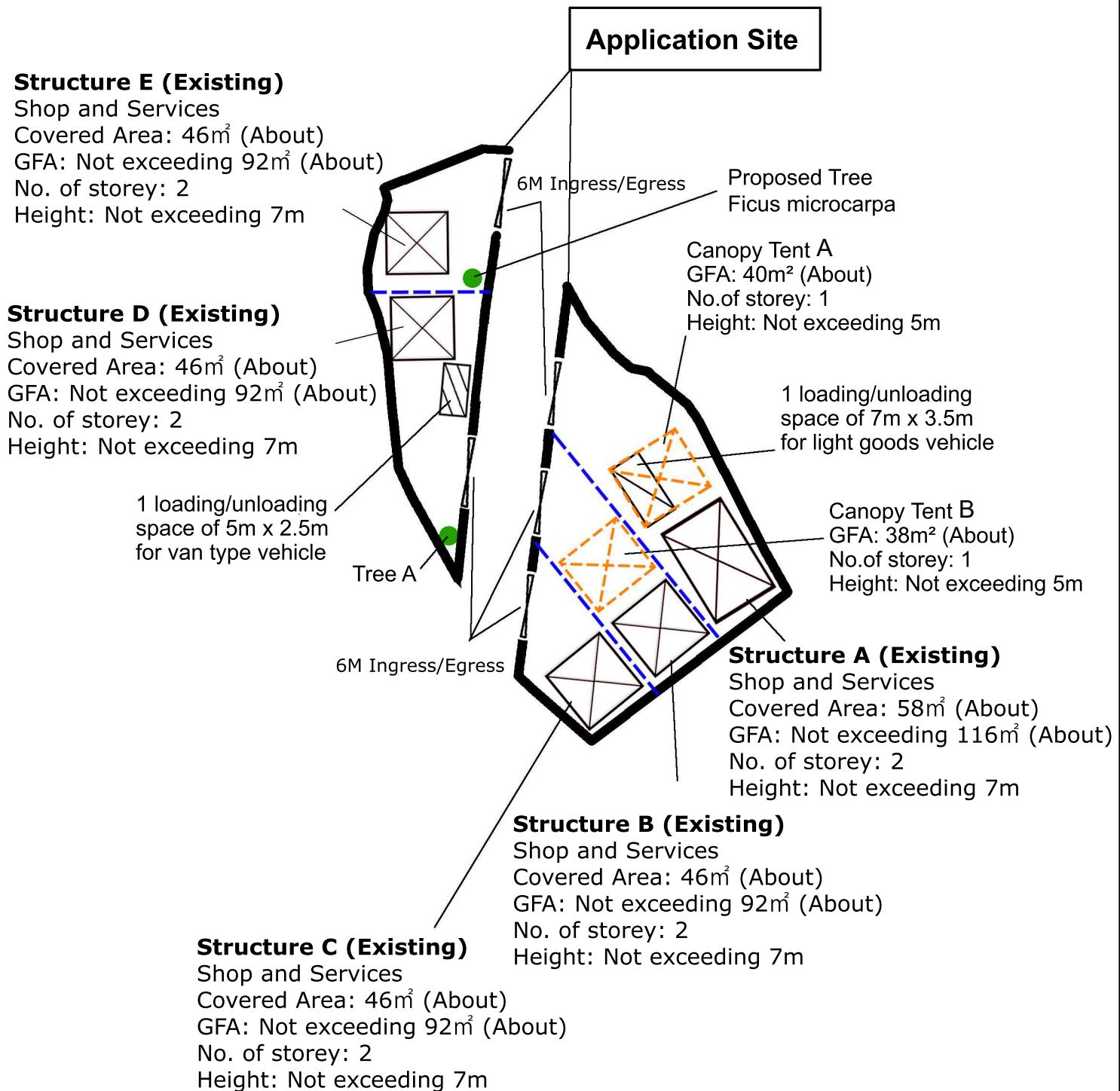


Remarks 備註:

Drawing No. 圖號:

Scale 比例:

N  
▲



Project 項目名稱:

Temporary Shop and Services  
for a Period of 3 Years at Lot 240 S.B  
(Part) in D.D.385, So Kwun Wat,  
Tuen Mun, New Territories

Drawing Title 圖紙標題:

Layout Plan



Remarks 備註:

Loading/unloading for light goods vehicle

Structure

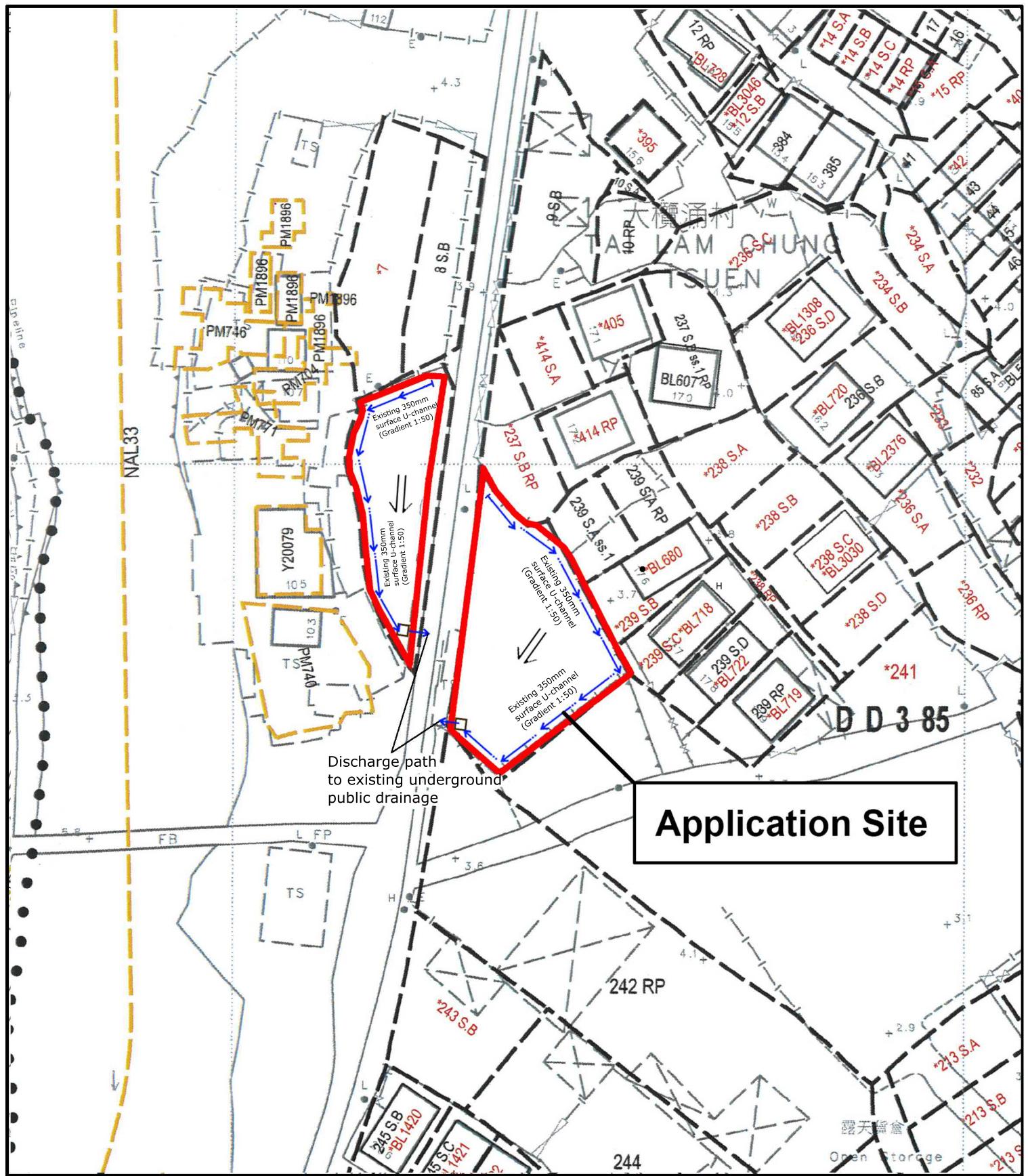
Temporary fencing

Loading/unloading for van type vehicle

Canopy tent

Drawing No. 圖號:

20240417



Project 項目名稱:

Temporary Shop and Services  
for a Period of 3 Years at Lot 240 S.B  
(Part) in D.D.385, So Kwun Wat,  
Tuen Mun, New Territories

Drawing Title 圖紙標題:



Remarks 備註:

3.9+ Level (in mPD)  
⇒ Flow of surface runoff

Drawing No. 圖號:  
**20240118**

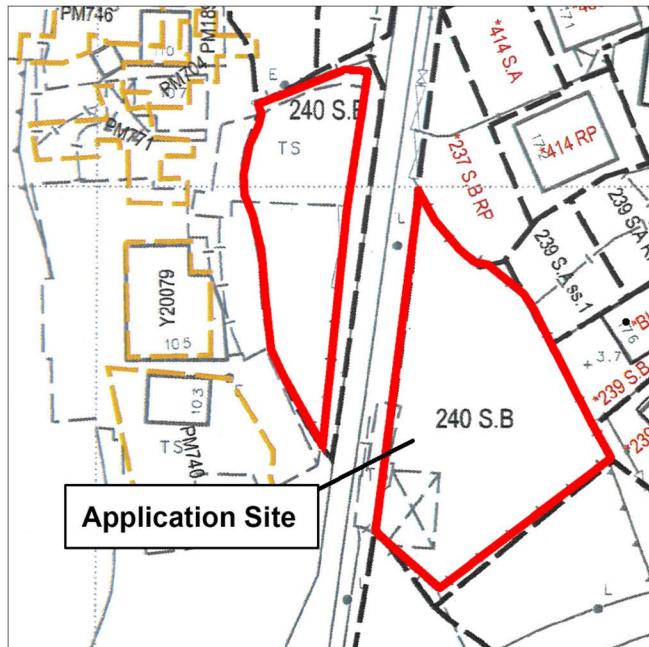
F.S. NOTES :

Proposed Fire Services Installation

1. Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No.4/2021.

2. Sufficient directional and exit sign shall be provided throughout the entire building in accordance with BS 5266-1:2016 and the FSD Circular Letter No. 5/2008.

3. Portable fire extinguisher shall be provided for structures in the application site.



DD 385 Lot 240 S.B (Part), So Kwun Wat, Tuen Mun, New Territories



Project 項目名稱:  
Temporary Shop and Services for a Period of 3 Years at  
Lot 240 S.B (Part) in D.D.385, So Kwun Wat,  
Tuen Mun, New Territories

Drawing Title 圖紙標題:  
FS Plan

Drawing No. 圖號:  
20250211

Emergency Lighting and Portable Fire  
Extinguisher to be provided at 1/F.

Part plan of 1/F,  
Structure E

Part plan of 1/F,  
Structure D

**Structure E (Existing)**

Shop and Services

Covered Area: 46m<sup>2</sup> (About)

GFA: Not exceeding 92m<sup>2</sup> (About)

No. of storey: 2

Height: Not exceeding 7m

**Structure D (Existing)**

Shop and Services

Covered Area: 46m<sup>2</sup> (About)

GFA: Not exceeding 92m<sup>2</sup> (About)

No. of storey: 2

Height: Not exceeding 7m

1 loading/unloading  
space of 5m x 2.5m  
for van type vehicle

Tree A

6M Ingress/Egress

**Structure C (Existing)**

Shop and Services

Covered Area: 46m<sup>2</sup> (About)

GFA: Not exceeding 92m<sup>2</sup> (About)

No. of storey: 2

Height: Not exceeding 7m

**Structure B (Existing)**

Shop and Services

Covered Area: 46m<sup>2</sup> (About)

GFA: Not exceeding 92m<sup>2</sup> (About)

No. of storey: 2

Height: Not exceeding 7m

Proposed Tree  
Ficus microcarpa

Canopy Tent A  
GFA: 40m<sup>2</sup> (About)  
No. of storey: 1  
Height: Not exceeding 5m

1 loading/unloading  
space of 7m x 3.5m  
for light goods vehicle

Canopy Tent B  
GFA: 38m<sup>2</sup> (About)  
No. of storey: 1  
Height: Not exceeding 5m

**Structure A (Existing)**

Shop and Services

Covered Area: 58m<sup>2</sup> (About)

GFA: Not exceeding 116m<sup>2</sup> (About)

No. of storey: 2

Height: Not exceeding 7m

Emergency Lighting and Portable Fire  
Extinguisher to be provided at 1/F.

Part plan of 1/F,  
Structure B&C

Part plan of 1/F,  
Structure A

Remarks 備註:

Proposed New Emergency Lighting complete with 2 hours battery backup

Proposed New Exit Sign complete with 2 hours battery backup

Proposed New 5KG CO<sub>2</sub> Fire Extinguisher



## Application Site

### Structure E (Existing)

Shop and Services

Covered Area: 46m<sup>2</sup> (About)

GFA: Not exceeding 92m<sup>2</sup> (About)

No. of storey: 2

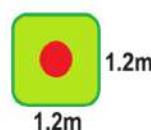
Height: Not exceeding 7m

Tree C



6M Ingress/Egress

Planter Area  
(1200mm \* 1200mm)



Proposed Tree  
Ficus microcarpa

### Structure D (Existing)

Shop and Services

Covered Area: 46m<sup>2</sup> (About)

GFA: Not exceeding 92m<sup>2</sup> (About)

No. of storey: 2

Height: Not exceeding 7m

1 loading/unloading  
space of 5m x 2.5m  
for van type vehicle

Tree A

6M Ingress/Egress

Tree B

Canopy Tent A  
GFA: 40m<sup>2</sup> (About)  
No. of storey: 1  
Height: Not exceeding 5m

1 loading/unloading  
space of 7m x 3.5m  
for light goods vehicle

Canopy Tent B  
GFA: 38m<sup>2</sup> (About)  
No. of storey: 1  
Height: Not exceeding 5m

### Structure A (Existing)

Shop and Services

Covered Area: 58m<sup>2</sup> (About)

GFA: Not exceeding 116m<sup>2</sup> (About)

No. of storey: 2

Height: Not exceeding 7m

### Structure B (Existing)

Shop and Services

Covered Area: 46m<sup>2</sup> (About)

GFA: Not exceeding 92m<sup>2</sup> (About)

No. of storey: 2

Height: Not exceeding 7m

### Structure C (Existing)

Shop and Services

Covered Area: 46m<sup>2</sup> (About)

GFA: Not exceeding 92m<sup>2</sup> (About)

No. of storey: 2

Height: Not exceeding 7m

| Tree                      | Approximate Height |
|---------------------------|--------------------|
| Proposed Ficus microcarpa | About 3-4m         |

Project 項目名稱:

Temporary Shop and Services  
for a Period of 3 Years at Lot 240 S.B  
(Part) in D.D.385, So Kwun Wat,  
Tuen Mun, New Territories

Drawing Title 圖紙標題:

Landscape  
Proposal



Remarks 備註:

Loading/unloading  
for light goods vehicle

Structure

Temporary fencing

Loading/unloading  
for van type vehicle

Canopy tent

Drawing No. 圖號:  
20250821

根據城市規劃條例第 16 條作出規劃許可申請  
擬在新界屯門掃管笏丈量約份第 385 約地段第 240 號 B 分段(部分)  
作為期三年的臨時商店及服務行業

## 輕型貨車 進出流量報告

( 星期一至星期日 )

| 時間                | 進入 ( 輛 ) | 離開 ( 輛 ) |
|-------------------|----------|----------|
| 9 : 00 - 10 : 00  | 1        | 0        |
| 10 : 00 - 11 : 00 | 0        | 1        |
| 11 : 00 - 12 : 00 | 0        | 0        |
| 12 : 00 - 13 : 00 | 0        | 0        |
| 13 : 00 - 14 : 00 | 0        | 0        |
| 14 : 00 - 15 : 00 | 0        | 0        |
| 15 : 00 - 16 : 00 | 0        | 0        |
| 16 : 00 - 17 : 00 | 0        | 0        |
| 17 : 00 - 18 : 00 | 0        | 0        |
| 18 : 00 - 19 : 00 | 0        | 0        |
| 19 : 00 - 20 : 00 | 0        | 0        |
| 合計(輛)             | 1        | 1        |

根據城市規劃條例第 16 條作出規劃許可申請  
擬在新界屯門掃管笏丈量約份第 385 約地段第 240 號 B 分段(部分)  
作為期三年的臨時商店及服務行業

## 客貨車 進出流量報告

( 星期一至星期日 )

| 時間                | 進入 ( 輛 ) | 離開 ( 輛 ) |
|-------------------|----------|----------|
| 9 : 00 - 10 : 00  | 0        | 0        |
| 10 : 00 - 11 : 00 | 0        | 0        |
| 11 : 00 - 12 : 00 | 0        | 0        |
| 12 : 00 - 13 : 00 | 0        | 0        |
| 13 : 00 - 14 : 00 | 1        | 0        |
| 14 : 00 - 15 : 00 | 0        | 1        |
| 15 : 00 - 16 : 00 | 0        | 0        |
| 16 : 00 - 17 : 00 | 0        | 0        |
| 17 : 00 - 18 : 00 | 0        | 0        |
| 18 : 00 - 19 : 00 | 0        | 0        |
| 19 : 00 - 20 : 00 | 0        | 0        |
| 合計(輛)             | 1        | 1        |

**Emma Emmanuel Derui JIANG/PLAND**

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寄件者: tmlywdpo\_pd/PLAND  
寄件日期: 2025年12月23日星期二 15:35  
副本: Emma Emmanuel Derui JIANG/PLAND  
主旨: 轉寄: s.16 Planning Application No. A/TM-SKW/137 :回應部門意見  
附件: 附件1 : A\_TM-SKW\_137\_FS Plan.pdf; 附件2 : Drainage Record\_2025\_Dec\_21.pdf; 附件3 : A\_TM-SKW\_137\_Revised Layout Plan.pdf; 附件4 : A\_TM-SKW\_137\_Landscape\_Plan.pdf; 附件5 : 申請報告書及擬議發展的計劃細節.pdf; 附件6 : Swept Path Analysis.pdf; A\_TM-SKW\_137\_回應部門意見\_20251222b.pdf

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**From:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Sent:** Tuesday, December 23, 2025 3:24 PM  
**To:** tmlywdpo\_pd/PLAND <tmlywdpo@pland.gov.hk>  
**Cc:** Yuki Man Yin YIU/PLAND <ymyyiu@pland.gov.hk>  
**Subject:** Fw: s.16 Planning Application No. A/TM-SKW/137 :回應部門意見

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**From:** [REDACTED]  
**Sent:** Tuesday, December 23, 2025 3:18 PM  
**To:** tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Cc:** Anson Pui Yan YING/PLAND <[apyying@pland.gov.hk](mailto:apyying@pland.gov.hk)>  
**Subject:** s.16 Planning Application No. A/TM-SKW/137 :回應部門意見

城規會/規劃處 :

您好。

有關 s16 No. A/TM-SKW/137 , 現附上申請人回應部門意見, 請查收。

申請地點涉及一個先前的規劃申請 : A/TM-SKW/124 , 由於之前因為早前未能如期履行規劃許可附帶的規劃條件 (落實渠務工程和消防工程) , 有關落實渠務工程, 申請人早前曾遞交渠務記錄相片, 但都未獲渠務處滿意, 現時已和部門溝通, 並已重新遞交渠務記錄相片; 至於消防圖則, 申請人在 2025 年 2 月曾交過消防圖則, 並在 2025 年 3 月獲消防處接受, 但規劃申請在 2025 年 4 月就被撤銷, 因此不夠時間落實消防工程, 於是申請人重新提交本申請 ( A/TM-SKW/137 ) 以要求城市規劃委員會批准為期三年的規劃許可, 希望貴處能重新考慮, 申請人承諾這次會履行所有附帶條件。

如有什麼問題, 請隨時聯絡我。

謝謝。

Urgent Return receipt Expand Group Restricted Prevent Copy

( [REDACTED] )

**Temporary Shop and Services for a Period of 3 Years**  
**Lot 240 S.B (Part) in D.D. 385, So Kwun Wat, Tuen Mun, New Territories**  
**(Application No. A/TM-SKW/137)**

Table A: Responses to Departmental Comments

|     | <b>Departmental Comments</b>   | <b>Responses</b>                              |
|-----|--|---|
|     | <b>Fire Services Department</b>  |   |
| (1) | For enclosed structure with gross floor area not exceeding 230m <sup>2</sup> , only fire extinguisher and Stand-alone Fire Detector shall be provided;   | 申請人知悉。<br>申請人已按照消防規例更改消防圖。<br>請看 <b>附件1</b> 。 |
| (2) | In relation to (i). above, where two or more Stand-alone Fire Detectors are installed in an enclosed structure, all stand-alone detectors shall be interconnected (either wired or wirelessly) such that when one of the stand-alone fire detector is triggered, all connected Stand-alone Fire Detectors shall sound an alarm simultaneously; |   |
| (3) | The Stand-alone Fire Detector shall be provided in accordance with the “Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]”; and  |   |
| (4) | Emergency lighting, directional and exit signs are considered as self-upgrade and not a mandatory requirement by this Department.  |   |

|     | <b>Departmental Comments</b>   | <b>Responses</b>   |
|-----|--|--|
|     | Drainage Services Department   |  |
| (1) | <p>It appeared that the drainage proposal submitted for the subject application was the same as the one submitted under Application No. A/TM-SKW/115, on which this Department had provided no comment. However, the applicant is required to submit the condition record of existing drainage facilities for consideration.</p> | <p>申請人已安排到現場重新拍照排水渠。<br/>( 部份圖片附上咁咁 )</p> <p>請看<b>附件2</b>。</p> |

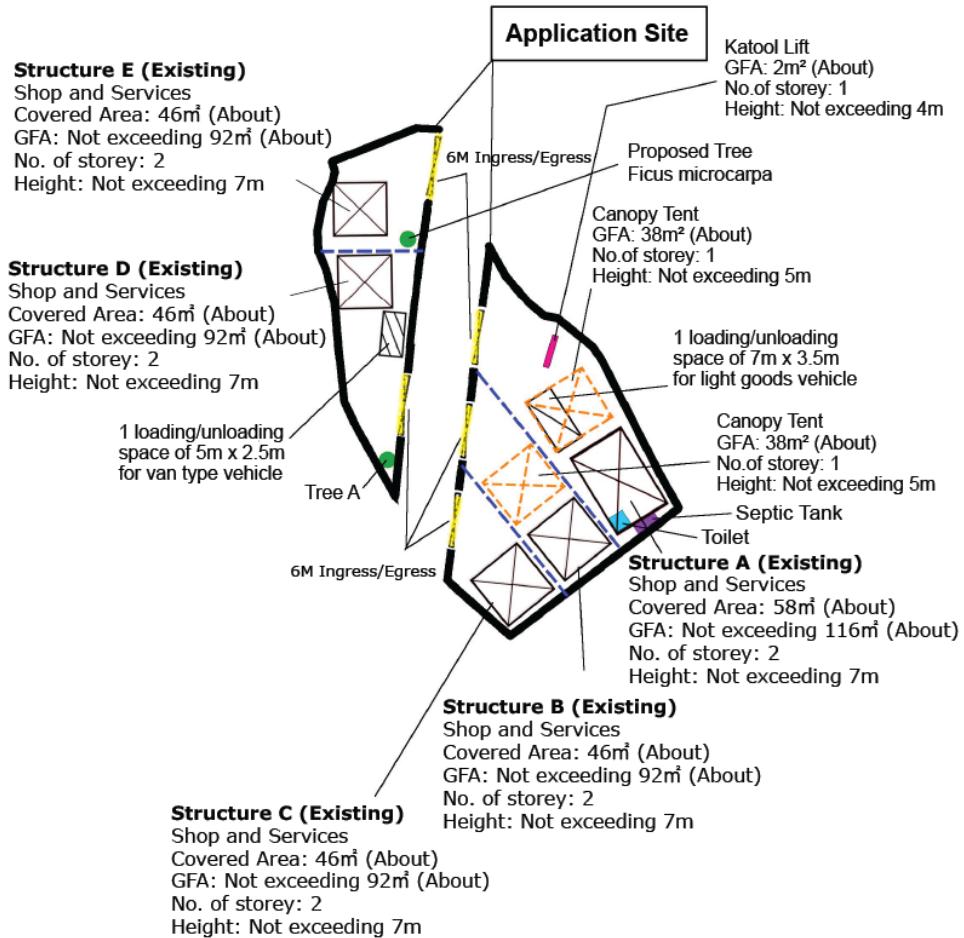
|     | <b>Departmental Comments</b>  | <b>Responses</b>   |
|-----|---|--|
|     | <b>Lands Department</b>   |  |
| (1) | <p>The application site (“the Site”) comprises an Old Schedule Agricultural Lot, i.e. Section B of Lot No. 240 in D.D. 385 (“the Lot”), held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.</p>   | <p>申請人知悉。</p> <p>申請人早前已向地政處邀交 STW的申請，並在2025年初已繳交行政費，正在等部門處理和審批。</p>  |
| (2) | <p>The following irregularities not covered by the subject planning application have been detected by this office:</p> <p>(a) Unauthorised structures within the said private lot not covered by the planning application</p> <p>(i) two porches were found extending from Structure A and Structure D respectively;</p> <p>(ii) two canopies, with different shape and/or larger size than the proposed Canopy Tent A and Canopy Tent B as shown on the Layout Plan with Drawing No. 20240417 at Appendix I in the Planning Statement, were found erected next to Structure A and Structure B; and</p> <p>(iii) katool lift was found installed in front of the Structure A.</p> <p>(b) Besides, the applicant reported under Part 7 about “排污方面” of the “申請報告書及擬議發展計劃細節-擬議發展計劃的各方面影響” that a septic tank system had been installed to treat the wastewater generated from the operation on the Lot.</p> <p>(c) The Lot owner should immediately rectify/regularize the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.</p> | <p>申請人會安排糾正現場的構築物，那些Canopy是伸縮的，有關那個Structure A的katool lift及化糞池位置，申請人已修正Layout Plan，把相關的資料標示在Layout Plan上面，請看<a href="#">附件3</a> 的 Revised Layout Plan。</p> |

|     |  |   |
|-----|--|---|
| (3) | <p>The Lot owner/applicant shall either (i) remove the unauthorised structures not covered by the subject planning application immediately; or (ii) include the unauthorised structures in the subject planning application for the further consideration by the relevant departments and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to this office for Short Term Waiver (STW) to permit the structures erected within the said private lot. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate to be imposed by Lands Department ("LandsD"). In addition, LandsD reserves the right to take enforcement action against the Lot owner/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of Government land.</p> | <p>申請人知悉。<br/>申請人會盡快安排拆除多餘的構築物，糾正至和 Revised Layout Plan一樣的。</p> |
| (4) | <p>Unless and until the unauthorised structures are duly rectified by the Lot owner/applicant or entirely included in the subject planning application, please take it as this office's objection to the application which must be brought to the attention of the Town Planning Board when they consider the application.</p>   |   |
| (5) | <p>The Site is accessible via a local access on Government land leading from Tai Lam Chung Road. This office does not carry out maintenance works for the said Government land nor guarantee that any right-of-way to the Site will be given. The Applicant shall be responsible for his own access arrangement.</p>   | <p>申請人知悉。</p>   |

|     | Departmental Comments  | Responses   |
|-----|--|---|
|     | Planning Department  |   |
| (1) | It is noted from your supporting planning statement that a toilet and associated septic tank system will be provided within the Site. Please indicate the indicative locations of the toilet and septic tank on the Layout Plan. | 申請人已修正 Layout Plan。<br>請看附件3：Revised Layout Plan。<br>有關 Structure A 附近的katool lift，那個katool lift主要用作升高較大呎吋的產品給客戶驗收和核對，待沒有問題後才吊走送貨。          |
| (2) | It is noted that the layout of the Canopy Tent A as indicated on the Landscape Proposal is different from that shown on the Layout Plan. Please rectify.   | 早前申請人遞交的圖則，主要回應之前規劃申請編號：A/TM-SKW/124 園景組的意見，圖上的Tree B及Tree C是位於申請地點外面，由於上次部門已沒有負面意見，於是這次申請人修正的圖則只標示了申請地點內現存的Tree A及擬議種植的樹木（紅色圓點）。<br>請看附件4。 |
| (3) | Please clarify if Tree A is an existing tree and is proposed to be preserved at the Site.  | Tree A 現時是存在的。<br>申請人會好好打理。   |

#### 附件 5：申請報告書及擬議發展的計劃細節

|     | Departmental Comments   | Responses   |
|-----|---|---|
|     | Transport Department  |   |
| (1) | According the application documents, there would be two vehicular accesses. Please indicate them on the drawing.  | 申請地點分成5個獨立的商店，下圖藍色虛線是現場已存在的圍板，每個商店都是獨立的，不能互相貫穿，每個商店都設獨立的行人或車輛出入口（請看下圖黃色位置，構築物A及D的是車輛出入口；其餘3個是行人出入口）。因此申請人需清楚在Layout Plan上標示，讓大家都清楚知道每個商店的出入口，讓不同的客人能在不同的出入口進入不同的商店。<br>請看 <a href="#">附件3</a> ：Revised Layout Plan。 |
| (2) | In general, no restriction would be specifically imposed for location of pedestrian access. Hence, please remove pedestrian accesses from the drawings. |   |
| (3) | Please provide swept path for vehicles moving in and out the site.  | 請看 <a href="#">附件6</a> 。  |



Revised Layout Plan 的截圖

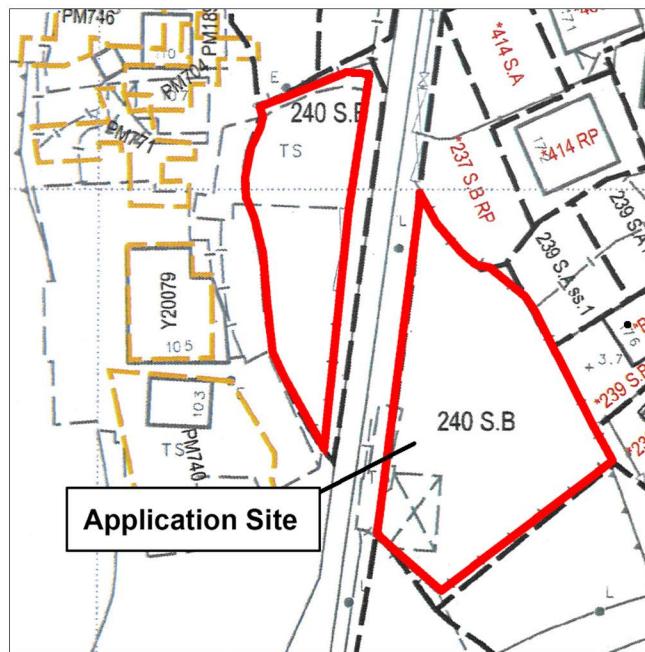
F.S. NOTES :

Proposed Fire Services Installation

1) SUFFICIENT STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".

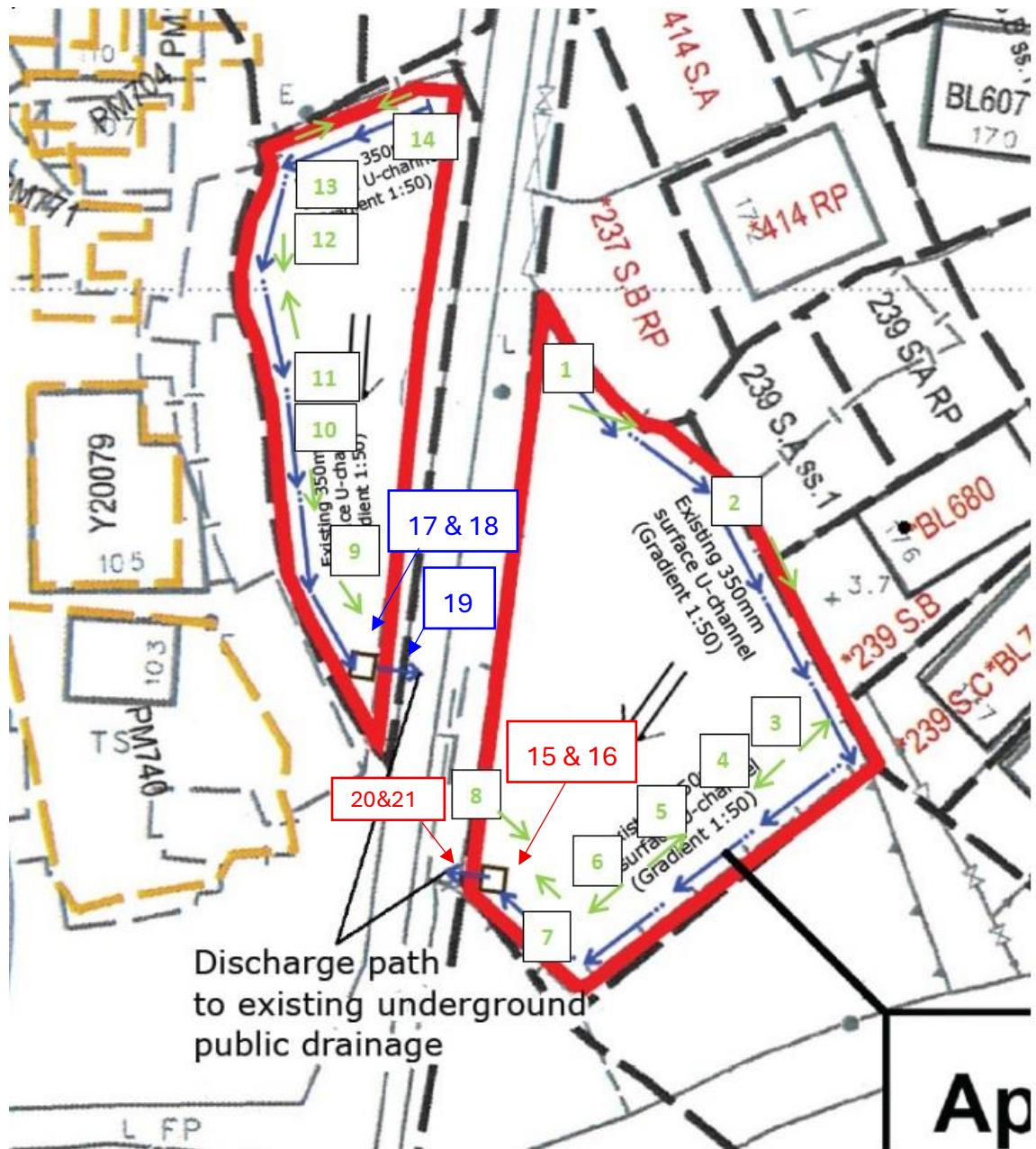
2) IN RELATION TO 1) ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.

3) PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.



**A/TM-SKW/137**

## Existing Drainage Record



# Photo 1



※ 内容由 AI 生成

## Photo 2



※內容由 AI 生成

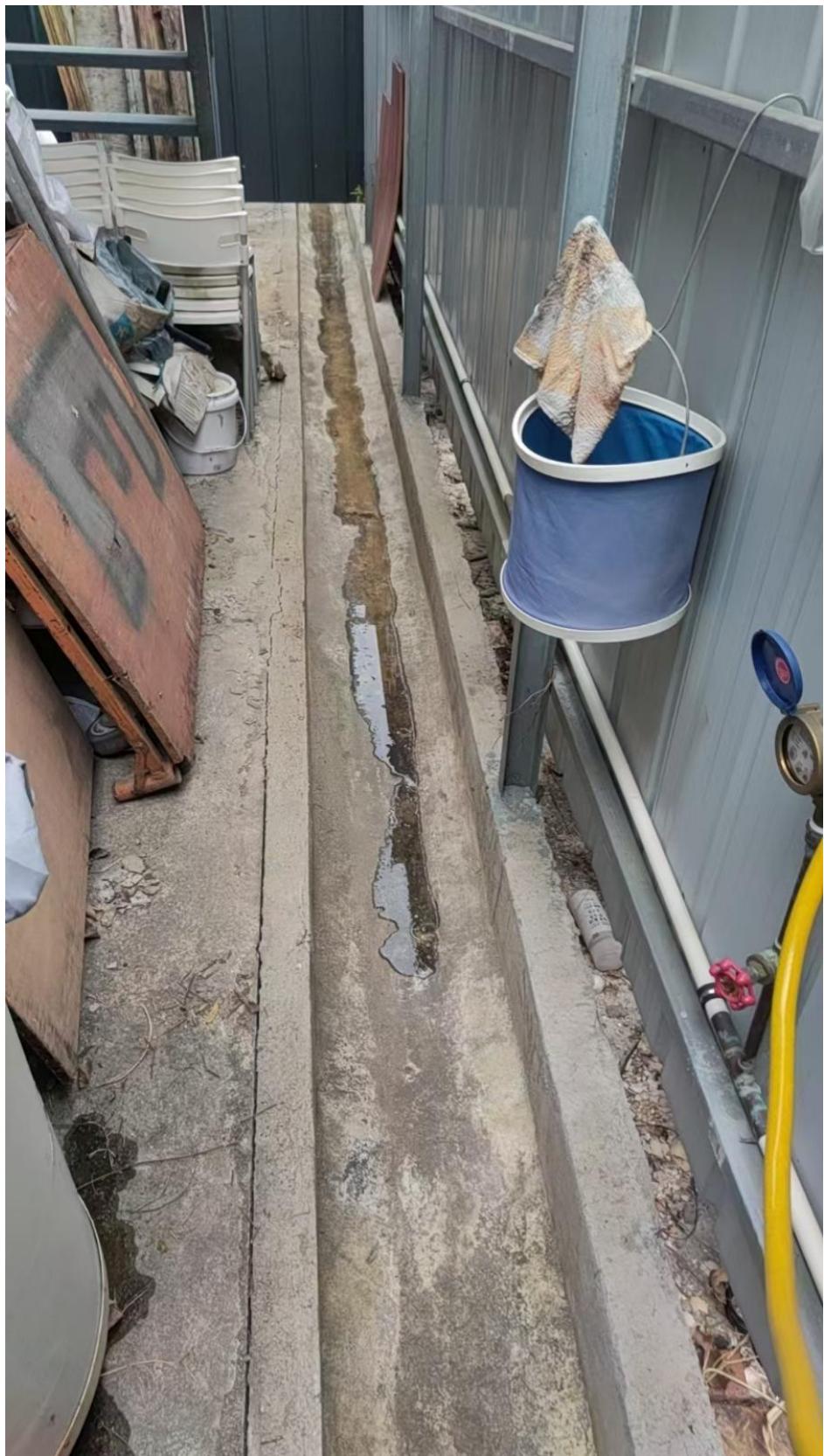
### Photo 3



## Photo 4



## Photo 5



## Photo 6



Photo 7



Photo 8

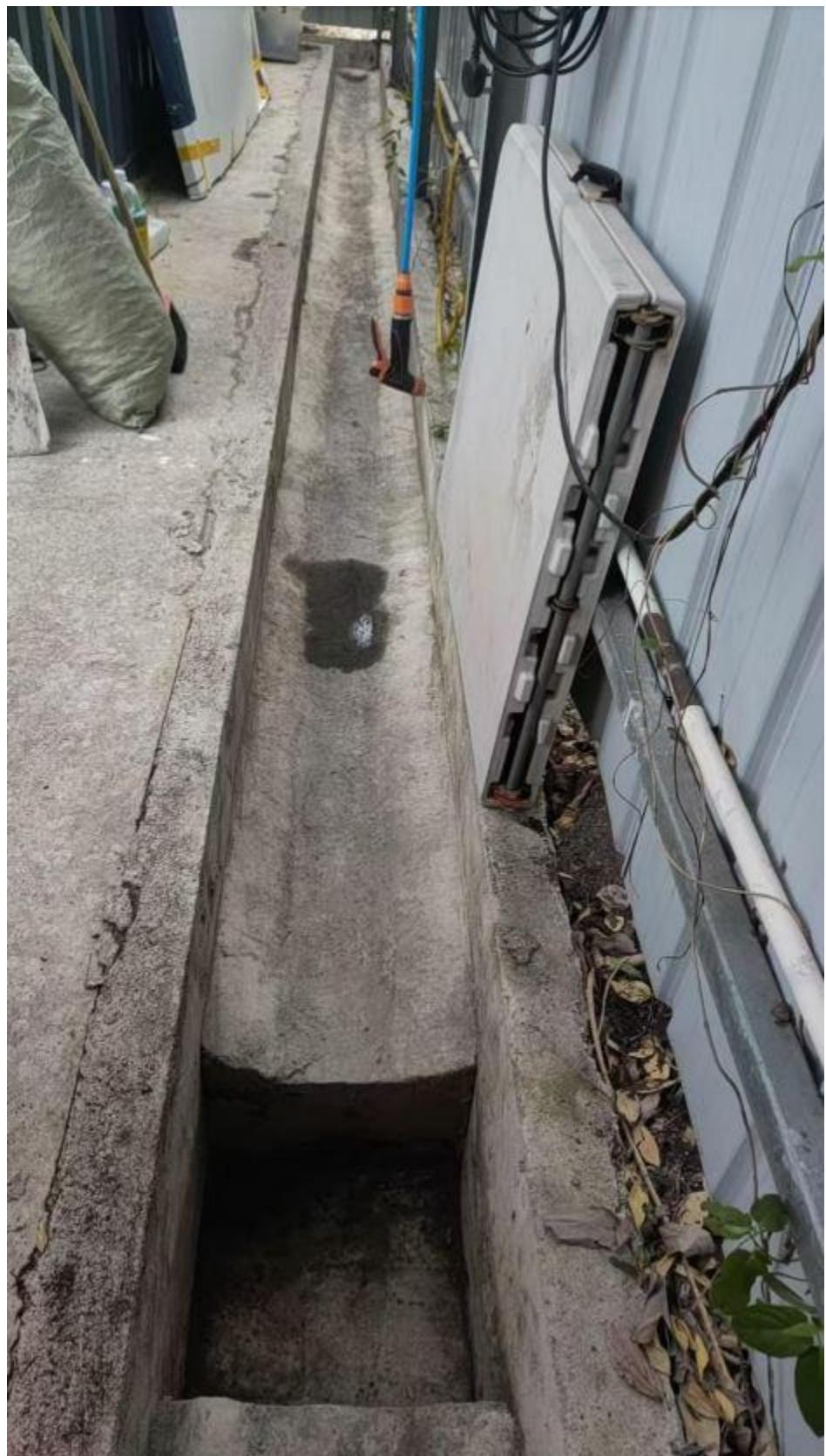


Photo 9



## Photo 10



Photo 11

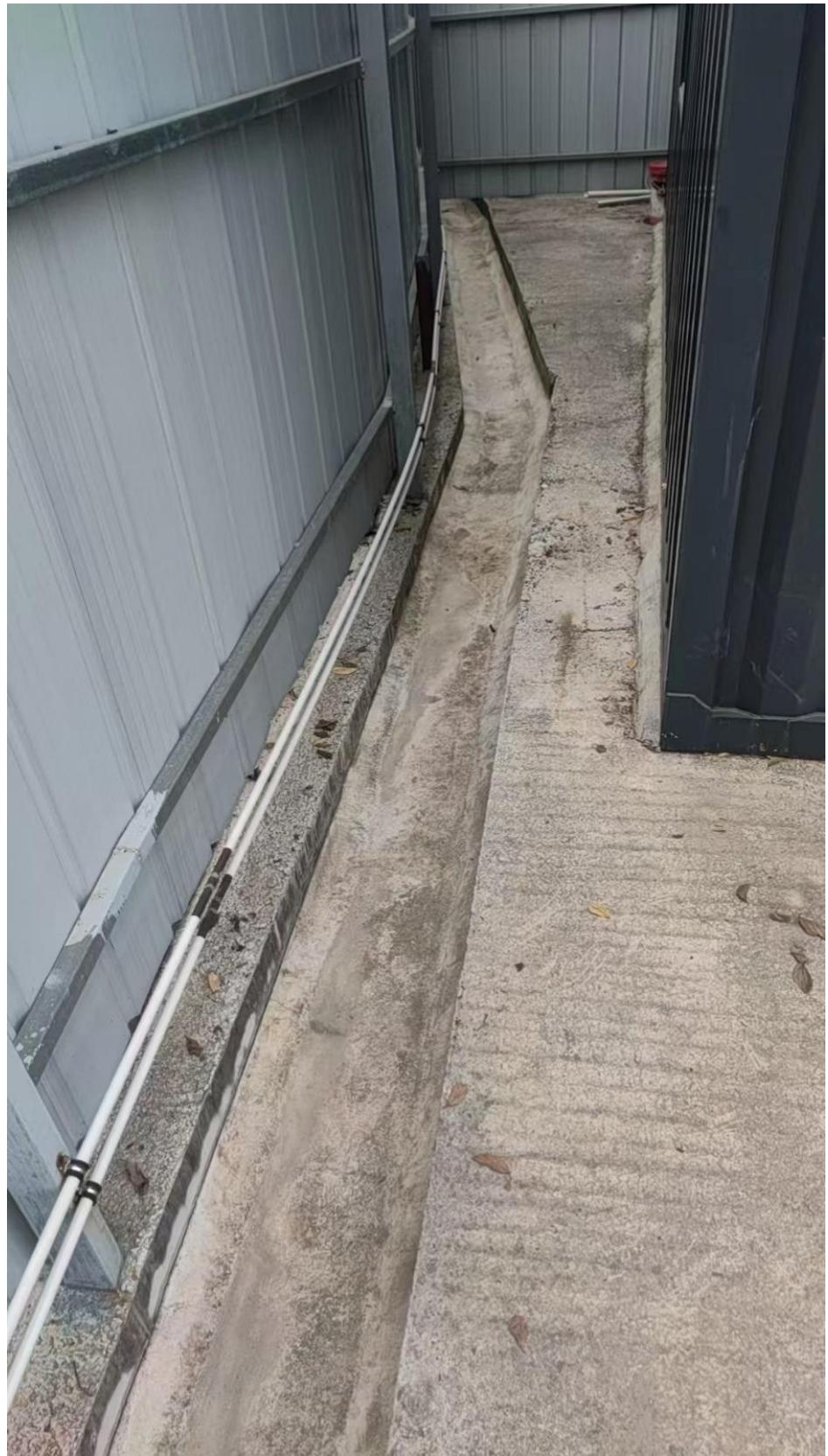


Photo 12



Photo 13

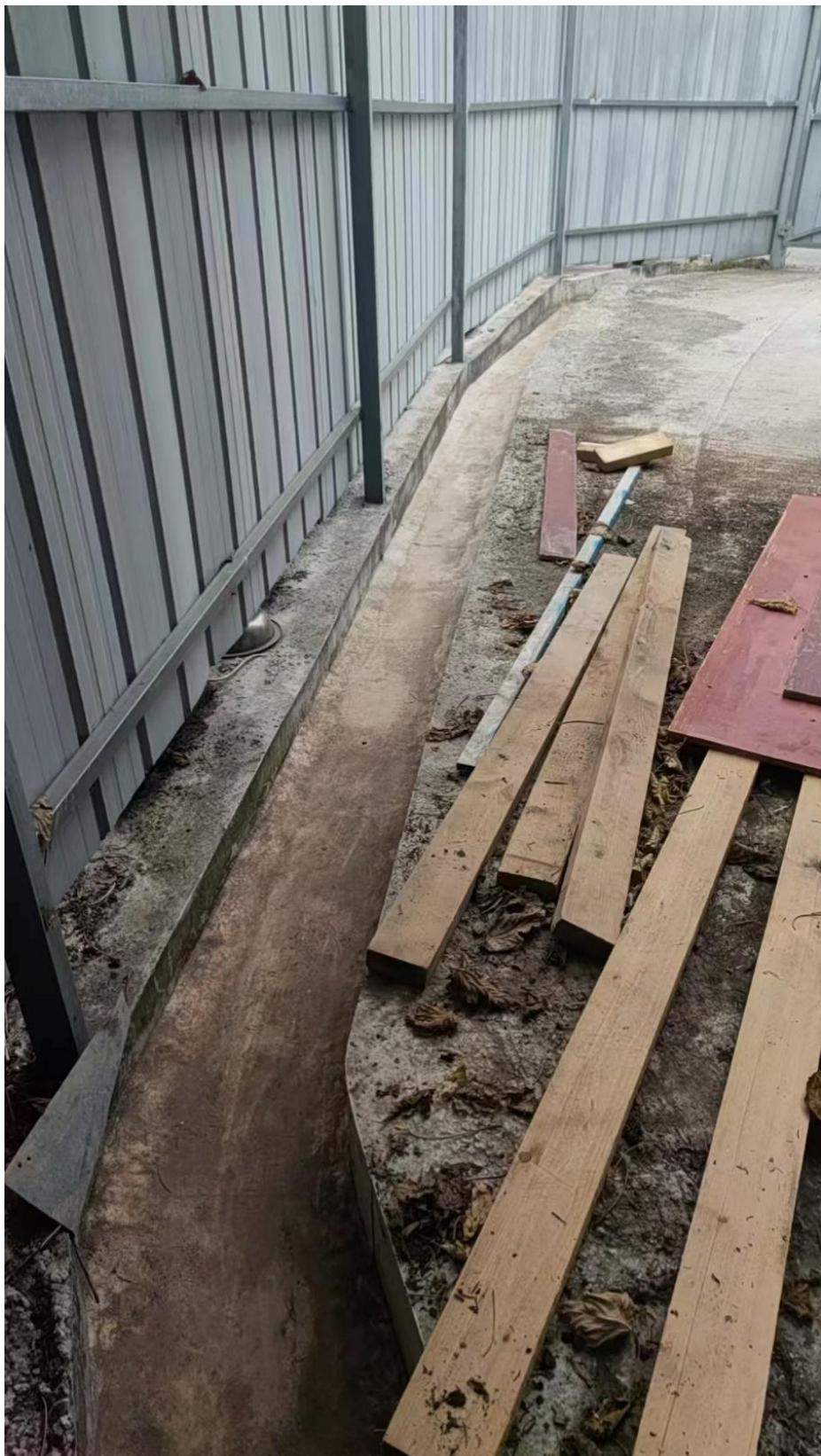


Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



## Photo 19



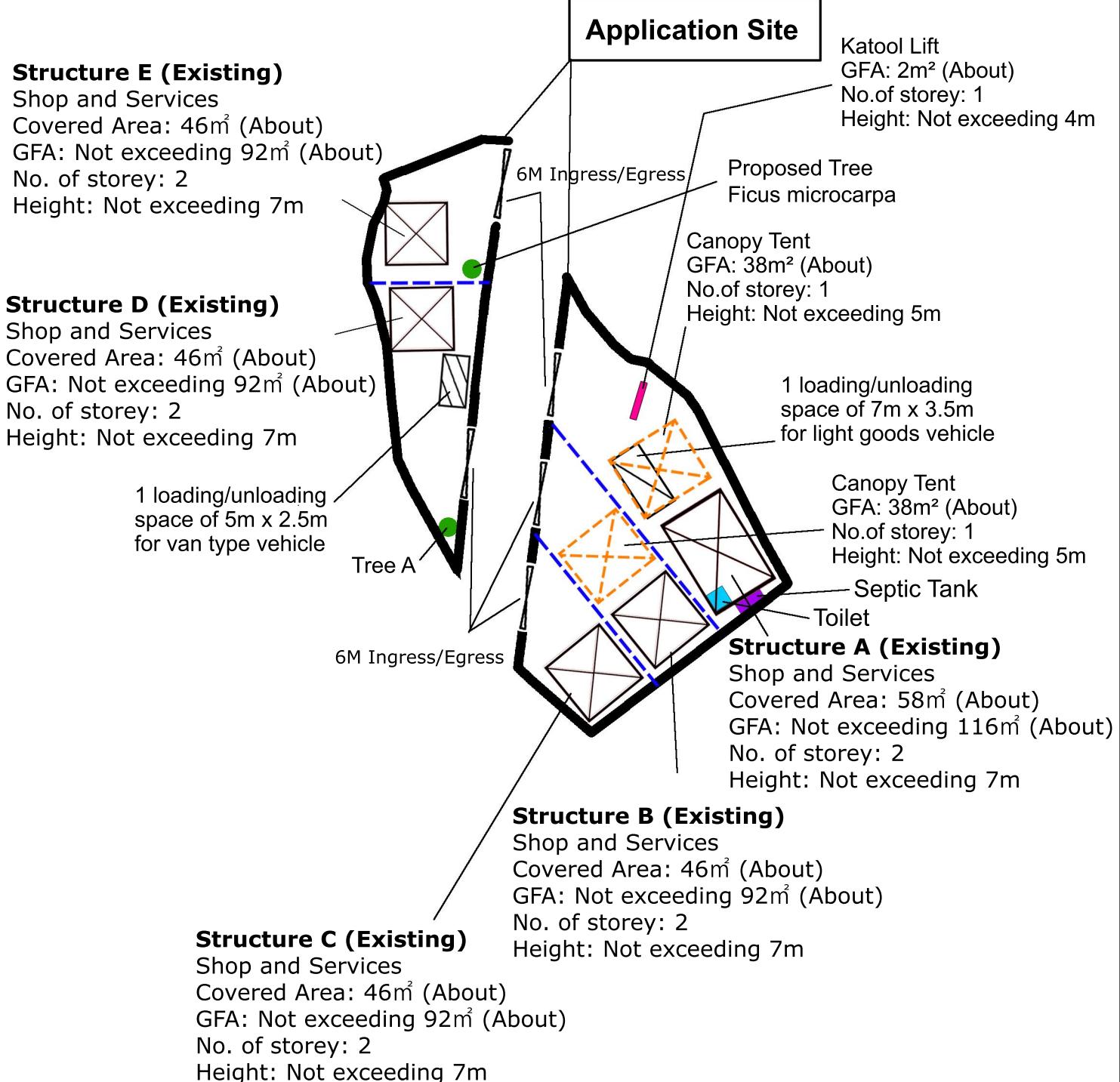
## Photo 20



Photo 21



N  
▲



Project 項目名稱:

Temporary Shop and Services  
for a Period of 3 Years at Lot 240 S.B  
(Part) in D.D.385, So Kwun Wat,  
Tuen Mun, New Territories

Drawing Title 圖紙標題:

Layout Plan



Remarks 備註:

Loading/unloading for light goods vehicle

Structure

Temporary fencing

Loading/unloading for van type vehicle

Canopy tent

Katool lift

Drawing No. 圖號:

20251008

N  
▲

| Tree                      | Approximate Height |
|---------------------------|--------------------|
| Proposed Ficus microcarpa | About 3-4m         |

### Structure E (Existing)

Shop and Services  
Covered Area: 46m<sup>2</sup> (About)  
GFA: Not exceeding 92m<sup>2</sup> (About)  
No. of storey: 2  
Height: Not exceeding 7m

### Structure D (Existing)

Shop and Services  
Covered Area: 46m<sup>2</sup> (About)  
GFA: Not exceeding 92m<sup>2</sup> (About)  
No. of storey: 2  
Height: Not exceeding 7m

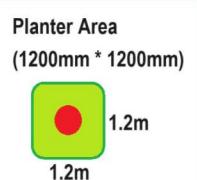
1 loading/unloading  
space of 5m x 2.5m  
for van type vehicle

Tree A

6M Ingress/Egress

Proposed Tree  
Ficus microcarpa

Katool Lift  
GFA: 2m<sup>2</sup> (About)  
No. of storey: 1  
Height: Not exceeding 4m



Canopy Tent  
GFA: 38m<sup>2</sup> (About)  
No. of storey: 1  
Height: Not exceeding 5m

1 loading/unloading  
space of 7m x 3.5m  
for light goods vehicle

Canopy Tent  
GFA: 38m<sup>2</sup> (About)  
No. of storey: 1  
Height: Not exceeding 5m

Septic Tank

Toilet

### Structure A (Existing)

Shop and Services  
Covered Area: 58m<sup>2</sup> (About)  
GFA: Not exceeding 116m<sup>2</sup> (About)  
No. of storey: 2  
Height: Not exceeding 7m

### Structure B (Existing)

Shop and Services  
Covered Area: 46m<sup>2</sup> (About)  
GFA: Not exceeding 92m<sup>2</sup> (About)  
No. of storey: 2  
Height: Not exceeding 7m

### Structure C (Existing)

Shop and Services  
Covered Area: 46m<sup>2</sup> (About)  
GFA: Not exceeding 92m<sup>2</sup> (About)  
No. of storey: 2  
Height: Not exceeding 7m

Project 項目名稱:

Temporary Shop and Services  
for a Period of 3 Years at Lot 240 S.B  
(Part) in D.D.385, So Kwun Wat,  
Tuen Mun, New Territories

Drawing Title 圖紙標題:

Landscape  
Proposal



Remarks 備註:

Loading/unloading  
for light goods vehicle

Structure

Temporary fencing

Loading/unloading  
for van type vehicle

Canopy tent

Katool lift

Drawing No. 圖號:

20251008

## 擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關屯門掃管笏丈量約份第 385 約地段第 240 號 B 分段(部分)的規劃申請，擬在上述地段申請為期三年的臨時商店及服務行業。
2. 申請地點位於屯門大欖涌道附近，在《掃管笏分區計劃大綱核准圖編號 S/TM-SKW/15》上劃為鄉村式發展。
3. 申請地盤面積為約 843 平方米，上蓋總面積 320 平方米，露天地方面積為 523 平方米，上蓋覆蓋率為 38%。
4. 申請地點將設有 8 個臨時構築物，總樓面面積不多於 562 平方米，用途如下：
  - 構築物 A：臨時商店及服務行業，每層面積約 58 平方米，2 層高，高度不多於 7 米，總面積不多於 116 平方米。
  - 構築物 B-E：臨時商店及服務行業，每層面積約 46 平方米，2 層高，高度不多於 7 米，總面積不多於 92 平方米。
  - 臨時帳篷 A：遮蔭用途，面積約 38 平方米，1 層高，高度不多於 5 米。
  - 臨時帳篷 B：遮蔭用途，面積約 38 平方米，1 層高，高度不多於 5 米。
  - 升降唧台 Katool Lift：面積約 2 平方米，1 層高，高度不多於 4 米。
5. 擬議發展的臨時商店及服務行業，主要包括：五金用品及日用品雜貨零售、廣告公司、拍照館及中西醫醫務所等等，主要為附近的居民提供服務。
6. 申請地點不涉及任何訪客或職員停車位；只涉及 1 個輕型貨車上落貨位及 1 個客貨車上落貨位。
7. 擬議發展的營運時間為星期一至日上午 9 時至下午 8 時 (包括公眾假期)。
8. 擬議發展不涉及任何食肆。

## 申請原因

1. 申請地點的面積約為 843 平方米，根據《掃管笏分區計劃大綱核准圖編號 S/TM-SKW/15》，申請地點現時被規劃為「鄉村式發展」。
2. 擬議申請用途為臨時商店及服務行業，屬於第二欄的准許用途，須先向城規會申請。
3. 申請地點涉及一個先前的規劃申請：A/TM-SKW/124，由於之前因為早前未能如期履行規劃許可附帶的規劃條件（落實渠務工程和消防工程），有關落實渠務工程，申請人早前曾遞交渠務記錄相片，但都未獲渠務處滿意，現時已和部門溝通，並已重新遞交渠務記錄相片；至於消防圖則，申請人在 2025 年 2 月曾交過消防圖則，並在 3 月獲消防處接受，但申請在 4 月就被撤銷，因此不夠時間落實消防工程，因此申請人重新提交本申請以要求城市規劃委員會批准為期三年的規劃許可。
4. 擬議發展並非貨倉或露天存放用途，屬社區小規模運作，與規劃意向「鄉村式發展」並無衝突，與周遭的土地用途並非不協調。
5. 擬議發展是在申請地點上設 5 個由貨櫃改建的簡單臨時上蓋構築物和臨時帳篷，不涉及大型基建工程，只是臨時商店及服務行業，出售一些與民生相關的五金用品或日用品雜貨、廣告公司、提供拍照或醫療服務。
6. 申請用途屬臨時性質，不會有任何損害周邊環境設施，不會安裝霓虹燈光招牌；夜間不會有音響播放及商業推銷活動，也不會產生光害滋擾，不會有過大的噪音聲浪問題，不會影響附近環境及民居。
7. 申請人會採取環境保護署發出的《處理臨時用途及露天貯存用地的環境問題作業指引》所列載的緩解環境影響措施，以盡量舒緩擬議發展對環境造成的滋擾。
8. 申請地點的工作人員約 6-8 人，不會有人在留宿，他們只在營業時間內上班。除了補及貨品，沒有其他運輸工作，也不會提供職員/訪客泊車位。
9. 擬議發展有充分的理由支持，當中包括以下規劃考量因素：
  - \* 附近有大量民居，擬議申請的臨時商店能提供服務給他們，提供方便；
  - \* 符合「鄉村式發展」地帶的規劃意向；
  - \* 擬議發展屬臨時三年的性質，不會影響土地規劃用途的長遠規劃發展；
  - \* 附近亦有大量商店，與附近的環境協調；
  - \* 擬議發展並不會造成任何不良的交通、園藝及景觀影響；及
  - \* 符合有關環境考慮的相關條例 / 指引。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界屯門掃管笏丈量約份第 385 約地段第 240 號 B 分段(部分)作為期三年的臨時商店及服務行業。

# **擬議發展計劃的各方面影響**

## **1. 土地行政**

申請地點涉及 1 個私家地段，擬議發展涉及 7 個上蓋構築物。申請人早前已向屯門地政處申請短期豁免書。

## **2. 擬議發展的入口**

申請地點可以經屯門大欖涌道可前往。申請地點設置 5 個臨時出入口（讓每間商店都有獨立行人出入口），其中 2 個是能夠給車輛駛進作臨時上落貨。

## **3. 擬議發展的交通安排**

申請地點是政府路直到，並可以經大欖涌路進入，市民和車輛是可以自由進出申請地點。申請地點涉及 2 個臨時上落客貨車位，而且是位於申請地點內，而申請地點內亦有足夠位置給予調頭，絕不會影響大欖涌路的交通。該 2 個臨時上落貨車位，除了補給貨品及物資，不會有其他運輸工作，也不會提供職員或訪客泊車位。補貨主要用輕型客貨車運送，停泊在臨時上落貨位置，不會影響附近的交通。

申請地點內的臨時圍網，主要是用活動式的圍網組成，如需補及貨品，就可臨時拆卸圍網然後送貨過去，這樣可確保每家商店能獨立營運，不會被旁邊的商店影響。

## **4. 環境方面**

申請人會按照環保署對臨時商店的指引，將對周邊環境的影響減到最低。

申請人不會進行相關貿易活動，並會做好相關蚊蟲防治措施，也會做好附近環境的衛生管理措施，並會自行處理相關工程廢料（如有）、垃圾廢物等。

## **5. 空氣方面**

申請地點是臨時商店，不會對空氣造成污染。

## 6. 噪音方面

申請地點是臨時商店，只是顧客來購物時會產生說話交談的聲音，不會帶來重大的噪音影響。

## 7. 排污方面

申請人在申請地點內設置一個洗手間給職員使用（每天預計只會有不多於 10 名職員在營業時間上班），並已按照環保處的村屋污水排放指南建造化糞池系統，防止污水流出，影響環境。訪客或其他人會使用大欖涌村內的公共洗手間（距離申請地點約 2 分鐘步行距離，請見附圖），不會使用申請地點內的洗手間。



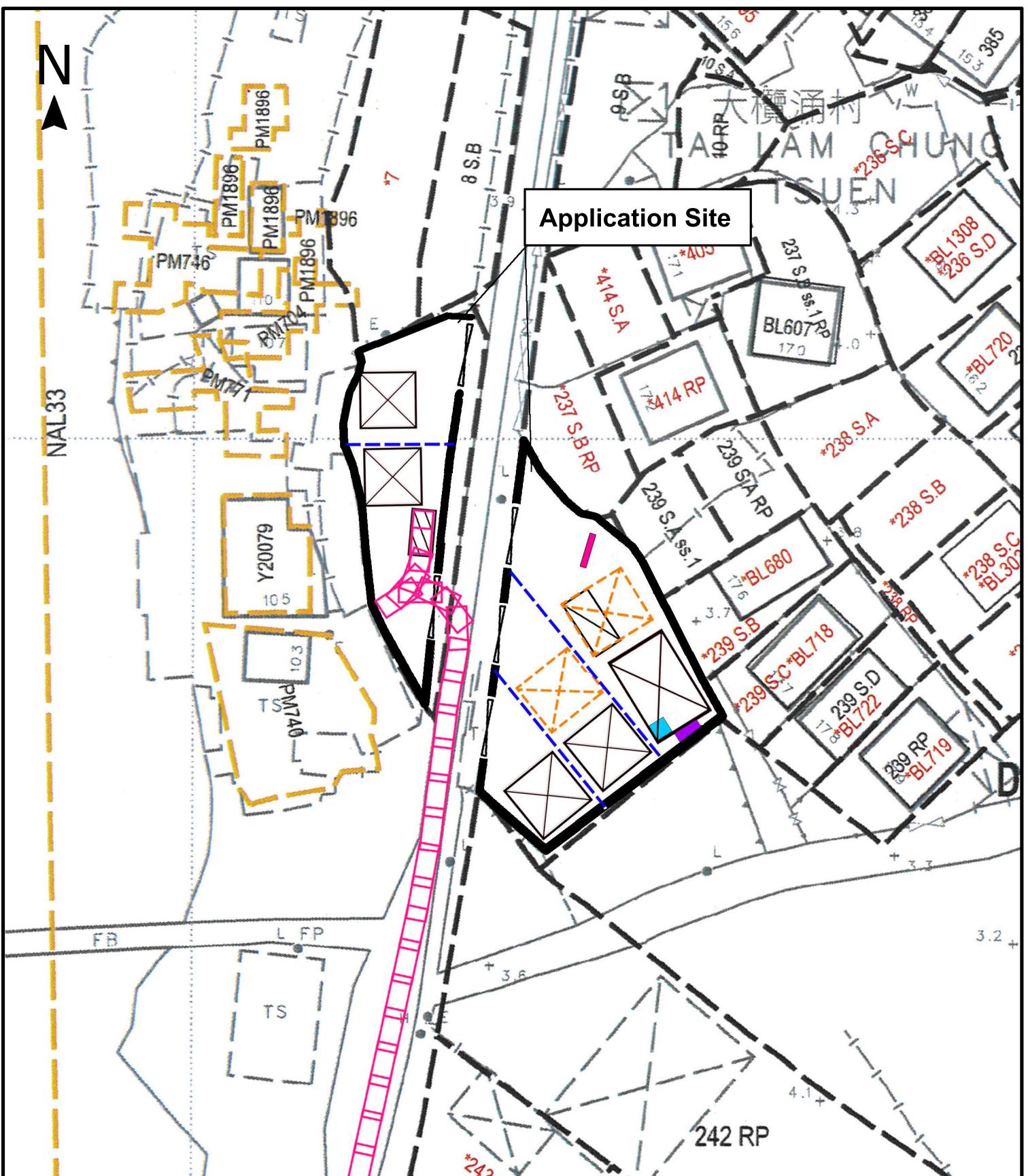
## 8. 渠務方面

申請人在之前遞交的渠務圖則已獲渠務處接納，也已按照渠務處批准的圖則建造排水渠，不會影響周邊環境。

## 9. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，並  
承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准新界屯  
門掃管笏丈量約份第 385 約地段第 240 號 B 分段(部分)作為期不超過三年的  
臨時商店及服務行業。



Project 項目名稱:

Temporary Shop and Services  
for a Period of 3 Years at Lot 240 S.B  
(Part) in D.D.385, So Kwun Wat,  
Tuen Mun, New Territories

Drawing Title 圖紙標題:

## Swept Path Analysis (IN)

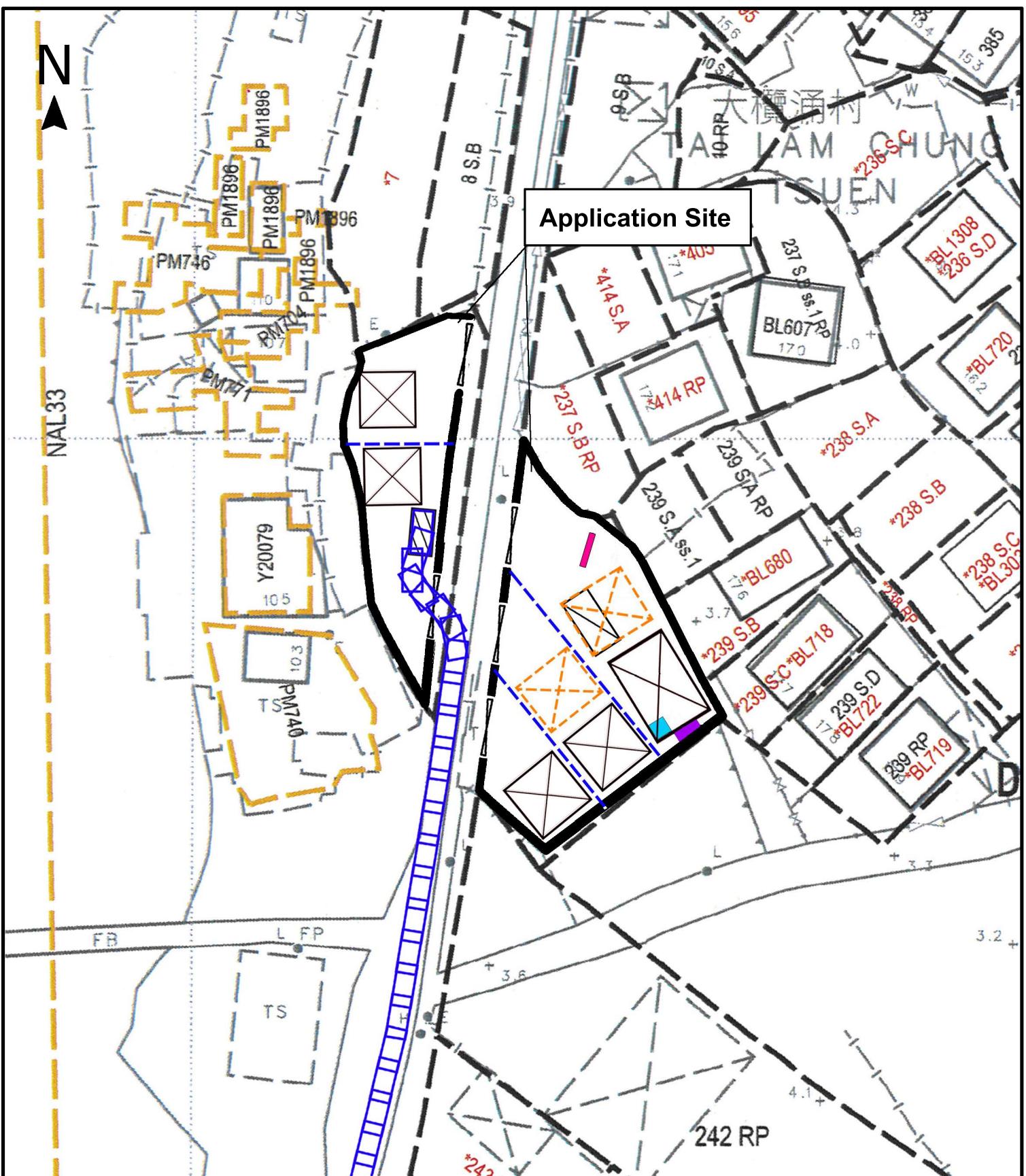


Remarks 備註:

Van type vehicle In

Van type vehicle Out

Drawing No. 圖號:  
**2025122**



Project 項目名稱:

Temporary Shop and Services  
for a Period of 3 Years at Lot 240 S.B  
(Part) in D.D.385, So Kwun Wat,  
Tuen Mun, New Territories

Drawing Title 圖紙標題:

Swept Path  
Analysis  
(OUT)

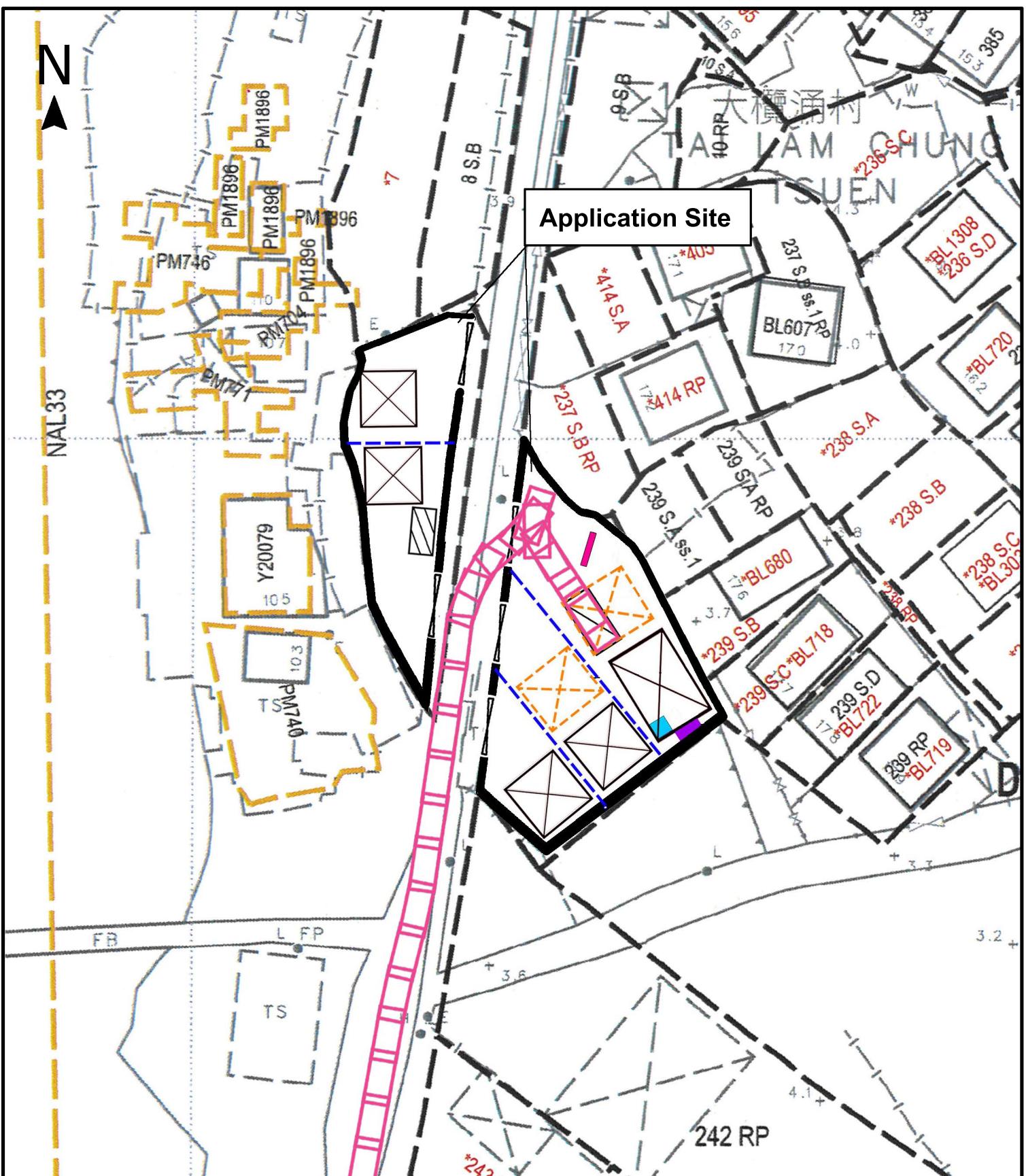


Remarks 備註:

- Van type vehicle In
- Van type vehicle Out

Drawing No. 圖號:  
20251222

Scale 比例:



Project 項目名稱:

Temporary Shop and Services  
for a Period of 3 Years at Lot 240 S.B  
(Part) in D.D.385, So Kwun Wat,  
Tuen Mun, New Territories

Drawing Title 圖紙標題:

Swept Path  
Analysis  
(IN)

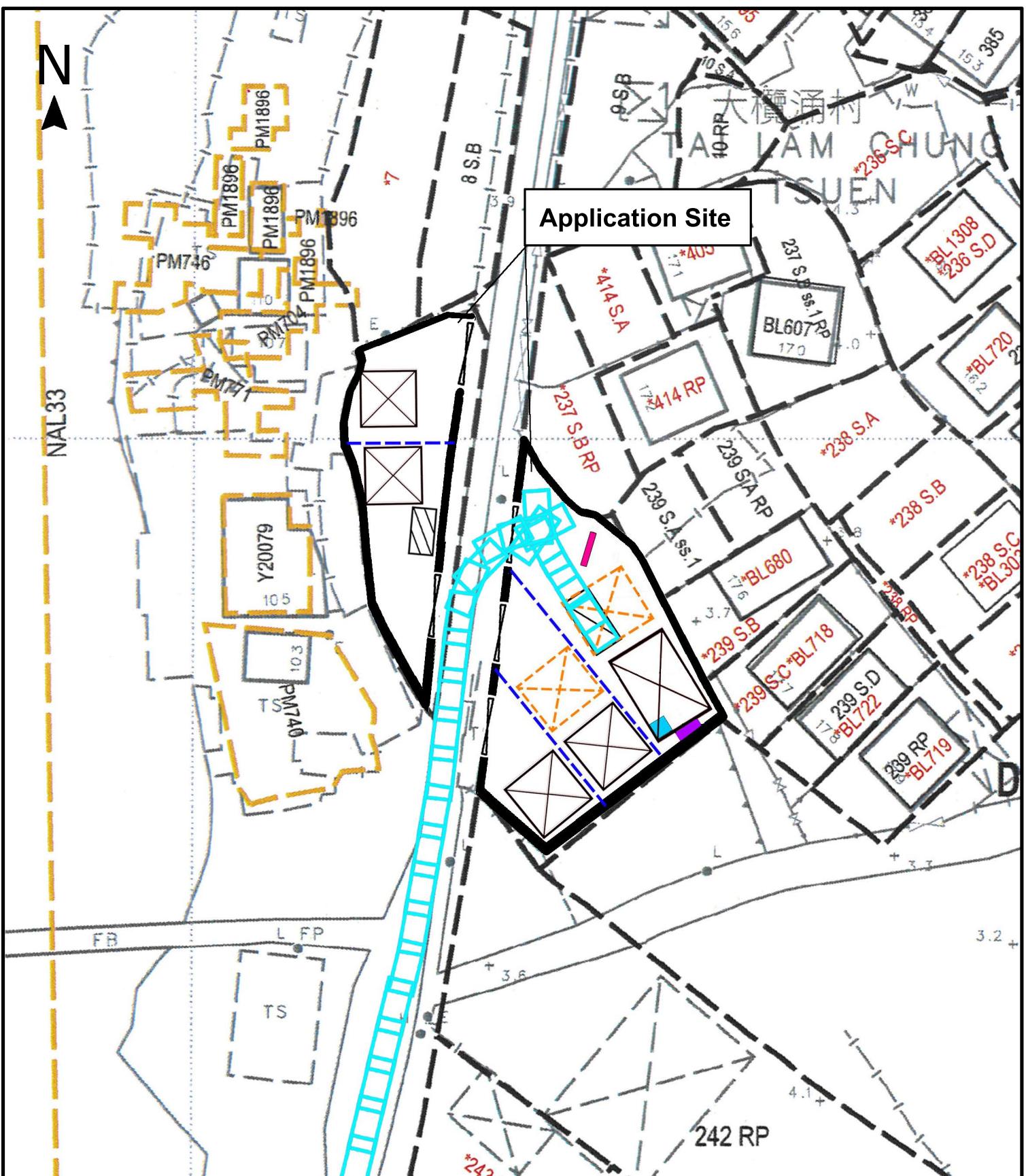


Remarks 備註:

- Light goods vehicle In
- Light goods vehicle Out

Drawing No. 圖號:  
20251222

Scale 比例:



Project 項目名稱:

Temporary Shop and Services  
for a Period of 3 Years at Lot 240 S.B  
(Part) in D.D.385, So Kwun Wat,  
Tuen Mun, New Territories

Drawing Title 圖紙標題:

Swept Path  
Analysis  
(OUT)



Remarks 備註:

■ Light goods vehicle In

■ Light goods vehicle Out

Drawing No. 圖號:  
20251222

Scale 比例:

**Previous s.16 Applications covering the Application Site**

**Approved Applications**

|    | <b>Application No.</b> | <b>Use(s)/Development(s)</b>                                 | <b>Date of Consideration</b>        |
|----|------------------------|--|-------------------------------------|
| 1. | A/TM-SKW/115           | Proposed Temporary Shop and Services for a Period of 3 Years | 23.9.2022<br>[revoked on 23.3.2024] |
| 2. | A/TM-SKW/124           | Proposed Temporary Shop and Services for a Period of 3 Years | 5.7.2024<br>[revoked on 5.4.2025]   |

**Similar s.16 Applications in the subject “Village Type Development” Zone in the Past Five Years**

**Approved Applications**

|    | <b>Application No.</b> | <b>Use(s)/Development(s)</b>                                 | <b>Date of Consideration</b> |
|----|------------------------|--|------------------------------|
| 1. | A/TM-SKW/129           | Proposed Temporary Shop and Services for a Period of 3 Years | 15.2.2025                    |
| 2. | A/TM-SKW/131           | Proposed Temporary Shop and Services for a Period of 3 Years | 28.3.2025                    |

**Government Bureau/Departments' General Comments**

**1. Traffic**

- (a) Comments of the Commissioner for Transport (C for T):
  - no comment on the application; and
  - advisory comments as detailed in **Appendix IV**.
- (b) Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):
  - no comment on the application; and
  - advisory comments as detailed in **Appendix IV**.

**2. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application;
- no environmental complaint received pertaining the application site in the past three years; and
- advisory comments as detailed in **Appendix IV**.

**3. Landscape**

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

- no objection to the application;
- 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; and
- advisory comments as detailed in **Appendix IV**.

## **5. Fire Safety**

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

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

## **6. Environmental Hygiene**

Comments of the Director of Food and Environmental Hygiene Department (DFEH):

- no objection to the application;
- advisory comments as detailed in **Appendix IV**.

## **7. Archaeological and Built Heritage Conservation**

Comments of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office, Development Bureau (ES(AM)/AMO, DevB):

- no objection in principle to the application; and
- advisory comments as detailed in **Appendix IV**.

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

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

His office has not received any comment from the locals on the application.

## **9. Other Departments**

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

- Chief Building Surveyor/New Territories West, Buildings Department;
- Chief Engineer/Construction, Water Supplies Department;
- Director of Agriculture, Fishers and Conservation Department;
- Director of Electrical and Mechanical Services;
- Head of Geotechnical Engineering Office, Civil Engineering and Development Department (CEDD); and
- Project Manager (West), CEDD; and
- Commissioner of Police.

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to note that the Site might be resumed at any time during the planning approval period for implementation of government projects;
- (c) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that his office reserves the right to take lease enforcement actions as considered appropriate against any unauthorised erection/extensions/alterations of the structures erected or to be erected within the Lot or any unauthorised occupation of Government land at any time irrespective of whether planning permission will be given or not. Enforcement action will be taken should any structure or 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 sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - (i) adequate drainage measures should 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 Tai Lam Chung Road shall be constructed up to his department's relevant standard;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape Section, Planning Department (CTP/UD&L, PlanD) that: the approval of the Section 16 application under the Town Planning Ordinance does not imply approval of tree works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/Government department(s) to obtain the necessary approval on tree works, where appropriate;
- (g) to note the comments of the Director of Environmental Protection (DEP) that:
  - (i) the applicant is reminded to follow the ProPECC PN 1/23 "Drainage Plan subject to comment by the Environmental Protection Department" for relevant measures and regarding the operation and maintenance of the septic tank system;
  - (ii) to avoid the use of public announcement system or any form of audio amplification system on the Site to minimise any potential noise nuisance on the surrounding areas;
  - (iii) to follow the relevant mitigation measures and requirements in the "Revised Code of Practice on Handling Environmental Aspects of Open Storage and other Temporary Uses";
  - (iv) to follow the Recommended Pollution Control Clauses (RPCC) for Construction Contracts to minimise any potential inconvenience and environmental nuisance to

nearby residents and other sensitive receives, including the water sensitive receiver in the vicinity;

- (v) to observe and comply with the statutory requirements under relevant environmental pollution control ordinances; and
- (vi) provisions shall be made for future connections to public foul sewers when such is available in the vicinity;

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

- (i) the applicant is reminded to maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and
- (ii) the applicant is required to rectify the drainage system at their own expense to the satisfaction of the Government parties concerned if they are found to be in adequate or ineffective during operation;

(i) to note the comments of the Director of Fire Services (D of FS) that:

- (i) the applicant is advised to submit a full set of Certificate of Fire Service Installation (FSI) and Equipment (FS 251), incorporating all proposed FSI for his further arrangement of the FSI acceptance inspection; and
- (ii) the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;

(j) to note the comments of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office, Development Bureau (ES(AM)/AMO, DevB) that:

- (i) pursuant to the Antiquities and Monuments Ordinance (Cap. 53), the applicant is required to inform his office immediately when any antiquities or supposed antiquities under the ordinance are discovered in the course of works; and
- (ii) the applicant is required to inform his office the work period of the Site for his office to conduct site inspections as and when required;

(k) to note the comments of the Director of 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. For any waste generated from the operations and works, the project proponent should arrange its disposal at their own expenses; and

- (iii) proper license/permit issued by his Department is required if there is any food business/catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap.132) and other relevant legislation for the public and the operation of any business should not cause any obstruction; and
- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) before any new building works are to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBWs). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (ii) for UBWs erected on the leased land, including the existing structures under the application, enforcement action may be taken by BA to effect their removal in accordance with BD's enforcement policy against UBWs as 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;
  - (iii) 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 Buildings (Planning) Regulations (B(P)R) respectively;
  - (iv) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
  - (v) the temporary converted containers and canopy tents for shop and services use are considered as temporary buildings which are subject to control of Part VII of B(P)R; and
  - (vi) detail comments under BO will be provided during building plans submission.

Urgent Return receipt Expand Group Restricted Prevent Copy

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**From:**  
**Sent:** 2025-09-26 星期五 02:37:03  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/TM-SKW/137 DD 385 So Kwun Wat

Dear TPB Members,

124 approved 5 July 2024 and once again conditions not fulfilled.

Applicant claims to have dealt with the drainage, members should request verification.

However on the issue of Fire conditions just another vague promise.

This is not acceptable when there are residences in close proximity.

The application should be rejected as the operator has not demonstrated a genuine commitment to abide by the regulations.

Mary Mulvihill

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**From:**  
**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Date:** Tuesday, 13 February 2024 2:58 AM HKT  
**Subject:** A/TM-SKW/124 DD 385 So Kwun Wat

Dear TPB Members,

115 approved 23 Sept 2022. Streamlined, no questions asked. CONDITIONS NOT FULFILLED.

According to the paper the shops would include sale of food and beverages.

This indicates issues of health, safety and hygiene - like handwashing facilities for staff, etc.

Members have a duty to the community AND NATIONAL SECURITY to ensure that conditions that impact the wellbeing of the people be fulfilled in a timely manner.

Failure to do so should not be regarded.

Mary Mulvihill

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**From:**  
**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Date:** Thursday, 7 July 2022 1:44 AM HKT  
**Subject:** A/TM-SKW/115 DD 385 So Kwun Wat

A/TM-SKW/115

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Lot 240 S.B. (Part) in D.D.385, So Kwun Wat

Site area: 843sq.m

Zoning: "VTD"

Applied use : Shop and Services / 1 Vehicle Parking

Dear TPB Members,

No information re what kind of shops and services. Do they include sale of foodstuffs?

What about toilets for staff, hand washing, etc?

The traditional ramshackle structures providing services in villages should no longer be tolerated.

Members must ask questions.

Mary Mulvihill