

2026年 01月 5日

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。

Appendix I of RNTPC
Paper No. A/TM-LTY/506

- 5 JAN 2026

This document is received on _____
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

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

2502859

2028.12.11

By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/Tm-LTYT/506
	Date Received 收到日期	- 5 JAN 2026

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(Mr. 先生 / Mrs. 夫人 / Miss 小姐 / Ms. 女士 / Company 公司 / Organisation 機構)

施玉凤

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)

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界屯門丈量約份第130約地段第2447號餘段及第2447號D分段餘段 (部分) 及毗連政府土地 Lot 2447 RP & 2447 S.D. RP (Part) in D.D. 130 and Adjoining Government Land, Shun Tat Street, 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 1260 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 460 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 8 sq.m 平方米 <input checked="" 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	藍地及亦園分區計劃大綱草圖編號S/TM-LTYT/13 DRAFT LAM TEI AND YICK YUEN OUTLINE ZONING PLAN NO. S/TM-LTYT/13
(e) Land use zone(s) involved 涉及的土地用途地帶	綠化地帶 Green Belt
(f) Current use(s) 現時用途	現時是空置的 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- is the sole "current land owner"^{#&} (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 年 月 日的記錄，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 _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&
- posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)&
於 _____ (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	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	擬議臨時貨倉（危險品倉庫除外）及相關填土工程 Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	800sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	460sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2
Proposed domestic floor area 擬議住用樓面面積	0sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	460sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	460sq.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1&2: 臨時貨倉，面積約230平方米，1層高，高度不多於約7米。	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
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	
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)	0

Proposed operating hours 擬議營運時間																															
星期一至星期六上午九時至下午六時，公眾假期除外。																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<p>Yes 是 <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)) 從順達街前往</p> <p>No 否 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>																														
(e) 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。)																															
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<p>Yes 是 <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1260 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>	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 checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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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 checked="" type="checkbox"/>																													

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

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
代表

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

10/12/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界屯門丈量約份第130約地段第2447號餘段及第2447號D分段餘段(部分) 及毗連政府土地 Lot 2447 RP & 2447 S.D. RP (Part) in D.D. 130 and Adjoining Government Land, Shun Tat Street, Tuen Mun, New Territories
Site area 地盤面積	1260 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 8 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	藍地及亦園分區計劃大綱草圖編號S/TM-LTY/13 DRAFT LAM TEI AND YICK YUEN OUTLINE ZONING PLAN NO. S/TM-LTY/13
Zoning 地帶	綠化地帶 Green Belt
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	擬議臨時貨倉(危險品倉庫除外)及相關填土工程(為期3年) Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 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	0	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
		Non-domestic 非住用	460	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii)	No. of blocks 幢數	Domestic 住用	0	
		Non-domestic 非住用	2	
(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	0	<input type="checkbox"/> (Not more than 不多於) m 米
			0	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
		Non-domestic 非住用	7	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
			1	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv)	Site coverage 上蓋面積	36.5 %		<input checked="" type="checkbox"/> About 約
(v)	No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		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 上落客貨車位／停車處總數		1
		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)		

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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan , Land Filling Plan		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
預計輕型貨車進出流量報告		
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

新界屯門丈量約份第 130 約地段第 2447 號餘段及

第 2447 號 D 分段餘段 (部分)

及毗連政府土地擬議臨時貨倉 (危險品倉庫除外)

及相關填土工程 (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，提交有關新界屯門丈量約份第 130 約地段第 2447 號餘段及第 2447 號 D 分段餘段(部分)及毗連政府土地的規劃申請，擬在上述地段申請為期三年的臨時貨倉(危險品倉庫除外)及相關填土工程。
2. 申請地點位於屯門順達街附近，在《藍地及亦園分區計劃大綱草圖編號 S/TM-LTYT/13》上劃為「綠化地帶」用途。
3. 申請地盤面積為約 1,260 平方米，上蓋總面積為 460 平方米，露天地方面積為 800 平方米，上蓋覆蓋率為 36.5%。
4. 申請地點將設有 2 個構築物，用途都是臨時貨倉，面積約 230 平方米，1 層高，高度不多於約 7 米。
5. 申請地點涉及約 1260 平方米的填土工程，高約不超過 0.2 米，主要用作固定構築物和上落貨車輛停泊及掉頭用途，填土物料為混凝土。
6. 申請地點涉及 1 個輕型貨車上落貨車位，只作臨時上落貨用途，不會用作長期停泊車輛。
7. 擬議用途主要用作一層高的臨時倉庫(不含危險品庫)存放貨品，主要存放五金零件及五金工具。
8. 擬議倉庫預計每天上班人數為 3-4 人。
9. 申請地點可從順達街前往。
10. 擬議發展的營運時間為星期一至星期六上午九時至下午六時，公眾假期除外。
11. 在營運時間內，送貨司機或客戶需預先電話查詢，看現場是否有空置的臨時上落貨車位，才能前來送貨或取貨，基本上貨倉不會對外開放，沒有訪客，沒有預約的人不能前往貨倉。

申請原因

1. 申請地點是「綠化地帶」，而擬議用途為臨時貨倉（危險品倉庫除外）及相關填土工程（為期3年），申請用途不屬「綠化地帶」的第一或第二欄用途，因此申請人需向城規會申請規劃許可。
2. 由於政府要落實元朗南及洪水橋發展計劃大綱圖的發展，並已對部份土地進行收地，此舉嚴重影響了一些「露天貯物及港口後勤用途」的用地。由於近年來倉庫的需求不斷增加，申請人提交這申請，同時也在回應業界對另覓土地繼續發展「露天貯物及港口後勤用途」的需求，申請人希望將該地塊用作倉庫，以支援本地倉庫儲存業務。
3. 雖然該場地屬於「綠化地帶」地帶，但該場地內多年來都沒有活躍的農業用途，並已填土多年，申請地點周圍也被露天倉庫和一些臨時構築物及貨倉包圍，因此擬議的開發被認為與週邊地區並不衝突。因此，暫時批准這個為期三年的臨時申請可以更好地利用荒廢土地，不會損害「綠化地帶」地帶的長遠規劃意向。
4. 擬議發展只是臨時三年的性質，不會破壞土地上的花草一木。
5. 擬議發展涉及填土範圍，用作固定構築物及車輛掉頭用途，不會破壞天然環境，不會砍伐樹木，不會對周邊地區及環境帶來負面影響。

根據以上各點，申請人誠懇求城市規劃委員會寬大批准新界屯門丈量約份第130約地段第2447號餘段及第2447號D分段餘段（部分）及毗連政府土地作為期不超過三年的擬議臨時貨倉（危險品倉庫除外）及相關填土工程。

擬議發展計劃的各方面影響

1. 土地行政

申請地點涉及兩個私家地段及少許政府土地，如申請獲城規會批准，申請人將會向地政處申請短期豁免書及短期租約。

2. 擬議發展的入口

申請地點可從順達街前往，入口設有約 5 米闊的大閘讓車輛駛進申請地點。

3. 擬議發展的交通安排

- 申請用途只提供一個輕型貨車的上落車位，不設任何停泊車位。
- 擬議倉庫將會採用預約模式運作，客人或司機需要提前電話預約才能前往申請地點。
- 申請人會在營業時間內安排職員負責管理申請地點的出入口車輛流量管制，每次有訪客車輛或送貨車輛要進入申請地點時，都需預先 30 分鐘通知該職員，等職員視察現場後，確保申請地點內有空置車位，才通知司機可以在指定時間內進入申請地點，而該職員亦會站在申請地點的出入口協調車輛出入，指揮交通，確保不會有車輛排隊阻塞出入口或周邊地方。
- 申請人會在營業時間內，安排職員負責管理申請地點出入口的交通，並會在申請地點的入口安裝車輛出入感應警報器。每當有車輛靠近申請地點出入口時，警報器會發出聲響，提醒周邊行人這裡將有車輛出入，叫他們注意路面交通。

4. 環境方面

申請人會按照環保署對臨時倉庫的技術指引，將對周邊環境的影響減到最低。

5. 空氣方面

申請地點是臨時倉庫，不會對空氣造成污染。

6. 噪音方面

申請地點是臨時倉庫，只會在營業時間內上班。

7. 排污方面

申請用途涉及一個流動洗手間(位於構築物 1 內)，申請地點不會興建任何化糞池，申請人會租用流動洗手間供訪客和職員使用，並安排清潔公司每星期前來清潔 1-2 次，以確保衛生。



8. 渠務方面

申請人會按照渠務處的指引和要求建造雨水排水渠，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新界屯門丈量約份第 130 約地段第 2447 號餘段及第 2447 號 D 分段餘段（部分）及毗連政府土地作為期不超過三年的臨時貨倉（危險品倉庫除外）及相關填土工程。

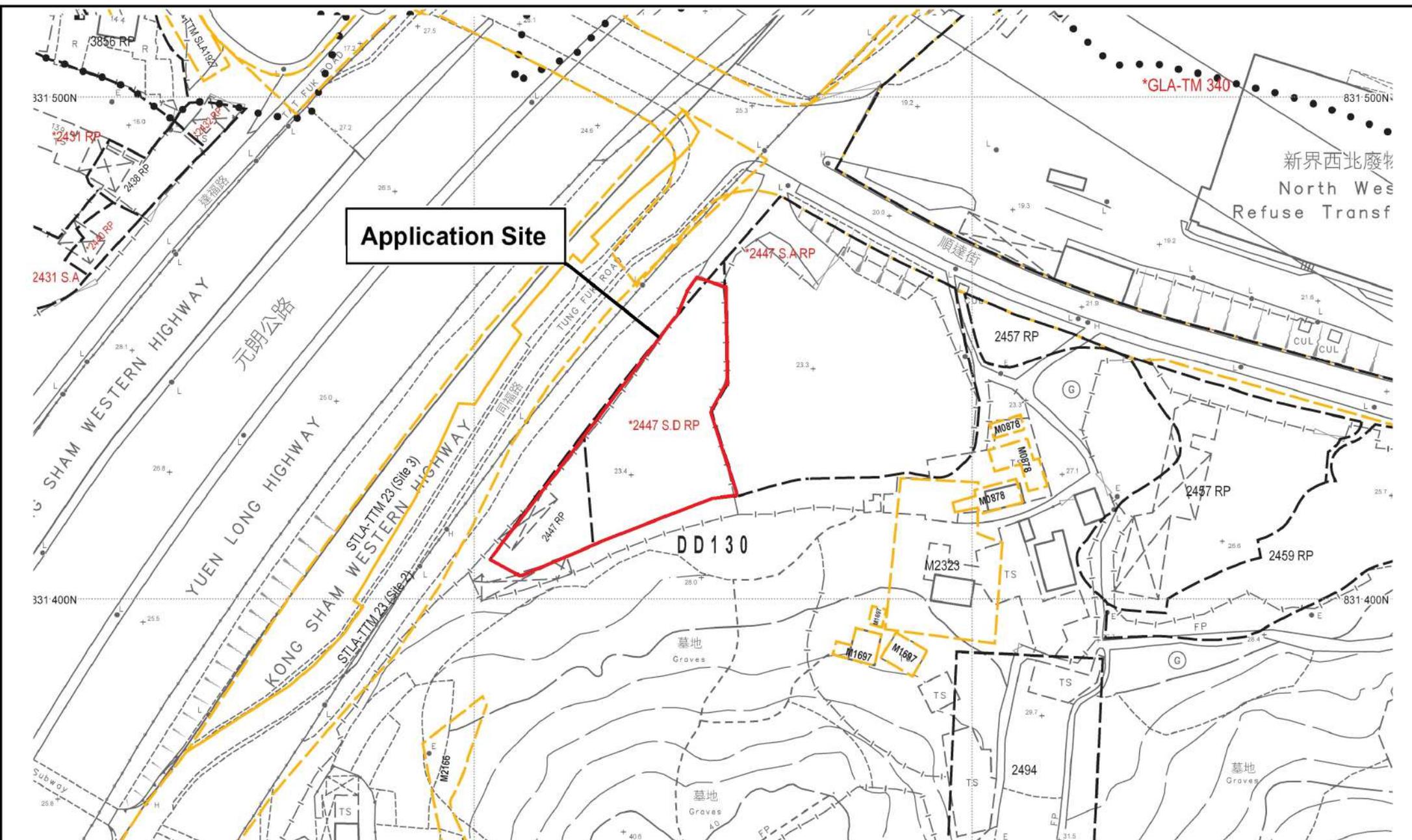
根據城市規劃條例第 16 條作出規劃許可申請
新界屯門丈量約份第 130 約地段第 2447 號餘段及
第 2447 號 D 分段餘段 (部分) 及毗連政府土地
作為期三年的臨時貨倉 (危險品倉庫除外) 及相關的填土工程

預計輕型貨車進出流量報告

(星期一至星期六)

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	0
15 : 00 – 16 : 00	0	1
16 : 00 – 17 : 00	0	0
17 : 00 – 18 : 00	0	0
合計(輛)	1	1

申請地點尚未發展，以上數字為預算車輛進出場地記錄。



Application Site

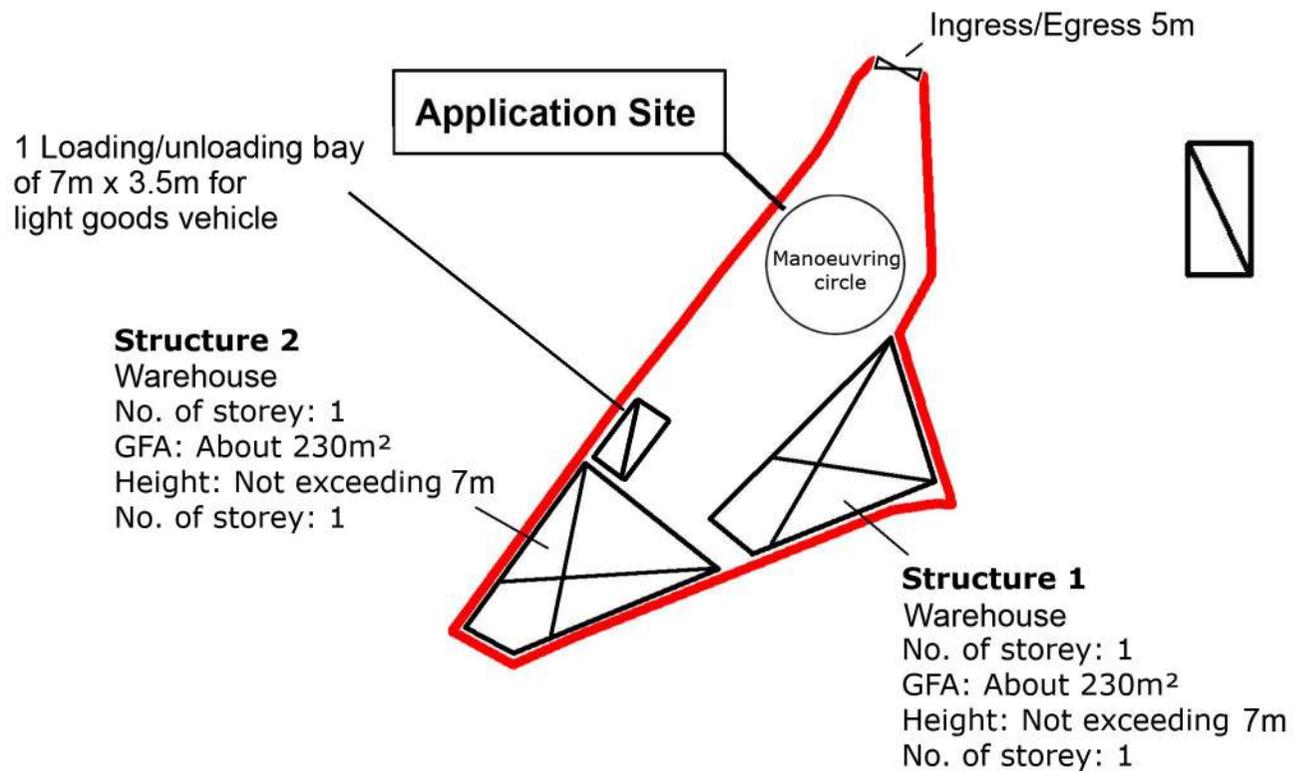


Project 項目名稱:
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years at Lots 2447 RP & 2447 S.D. RP(Part) in D.D. 130 and Adjoining Government Land, Shun Tat Street, Tuen Mun, New Territories

Drawing Title 圖紙標題:
Site Plan

Drawing No. 圖號:

Remarks 備註:

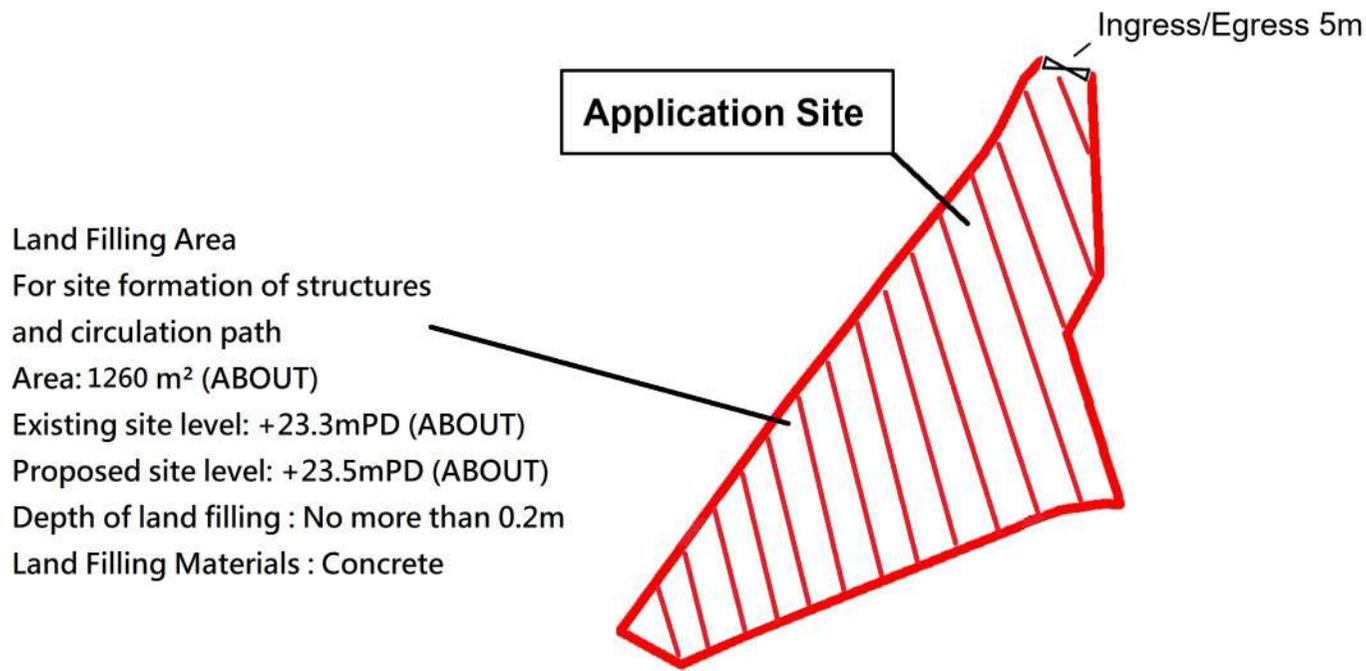


Project 項目名稱:
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years at Lots 2447 RP & 2447 S.D. RP(Part) in D.D. 130 and Adjoining Government Land, Shun Tat Street, Tuen Mun, New Territories

Drawing Title 圖紙標題:
Layout Plan

Drawing No. 圖號:

Remarks 備註:
 Light goods vehicle
 Structure



Project 項目名稱:
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years at Lots 2447 RP & 2447 S.D. RP(Part) in D.D. 130 and Adjoining Government Land, Shun Tat Street, Tuen Mun, New Territories

Drawing Title 圖紙標題:
Land Filling Plan

Drawing No. 圖號:

Remarks 備註:
 **Land Filling Area**

████████████████████

寄件者: Chong Hermose <████████████████████>
寄件日期: 2026年01月09日星期五 18:02
收件者: tpbpd/PLAND
副本: Steven Kang Shun MA/PLAND
主旨: A/TM-LTY Y/506 : 補充說明及申請文件
附件: A_TM-LTY Y_506_Planning Statement.pdf; A_TM-LTY Y_506_Plans.pdf; A_TM-LTY Y_506_補充說明.pdf; 預計輕型貨車進出流量報告.pdf; P&M_Lands_Letter.pdf; 申請表格_20260109.pdf

類別: Internet Email

城規會/規劃處 :

大家好。

有關規劃申請編號： A/TM-LTY Y/506，現附上補充說明及更改過的申請文件，請查收。

如有什麼問題，請隨時聯絡我。

謝謝。

Ms Chong
(██████████)

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

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
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input checked="" type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
施玉凤

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Allgain Land Planning Limited 全堅土地規劃有限公司

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界屯門丈量約份第130約地段第2447號餘段 (部分) 及第2447號D分段餘段 (部分) 及毗連政府土地 Lot 2447 RP (Part) & 2447 S.D. RP (Part) in D.D. 130 and Adjoining Government Land, Shun Tat Street, 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 1220 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 460 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 11 sq.m 平方米 <input checked="" 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	藍地及亦園分區計劃大綱草圖編號S/TM-LTY/13 DRAFT LAM TEI AND YICK YUEN OUTLINE ZONING PLAN NO. S/TM-LTY/13
(e) Land use zone(s) involved 涉及的土地用途地帶	綠化地帶 Green Belt
(f) Current use(s) 現時用途	現時是空置的 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. “Current Land Owner” of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

is the sole “current land owner”^{#&} (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 年 月 日的記錄，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 _____ (DD/MM/YYYY)&
於_____ (日/月/年)在指定報章就申請刊登一次通知&
- posted notice in a prominent position on or near application site/premises on
_____ (DD/MM/YYYY)&
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)&
於_____ (日/月/年)把通知寄往相關的業主立法法團/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	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	擬議臨時貨倉（危險品倉庫除外）及相關填土工程 Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	760sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	460sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2
Proposed domestic floor area 擬議住用樓面面積	0sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	460sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	460sq.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1&2: 臨時貨倉，面積約230平方米，1層高，高度不多於約7米。	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
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	
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)	0

Proposed operating hours 擬議營運時間																															
星期一至星期六上午九時至下午六時，公眾假期除外。																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	<p>Yes 是 <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)) 從順達街前往</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p>No 否 <input type="checkbox"/></p>																														
(e) 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。)																															
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	<p>Yes 是 <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1220 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p>	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 checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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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 checked="" type="checkbox"/>																													

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

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
代表

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

10/12/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界屯門丈量約份第130約地段第2447號餘段(部分) 及第2447號D分段餘段(部分)及毗連政府土地 Lot 2447 RP (Part) & 2447 S.D. RP (Part) in D.D. 130 and Adjoining Government Land, Shun Tat Street, Tuen Mun, New Territories
Site area 地盤面積	1,220 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 11 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	藍地及亦園分區計劃大綱草圖編號S/TM-LTY/13 DRAFT LAM TEI AND YICK YUEN OUTLINE ZONING PLAN NO. S/TM-LTY/13
Zoning 地帶	綠化地帶 Green Belt
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	擬議臨時貨倉(危險品倉庫除外)及相關填土工程(為期3年) Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 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	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	460 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.377 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	0	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	0	<input type="checkbox"/> (Not more than 不多於) m 米
		0	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	7	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	37.7 %		<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		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 上落客貨車位/停車處總數	1
		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)	0

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

	<u>Chinese</u> 中文	<u>English</u> 英文
<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）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan , Land Filling Plan		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input checked="" type="checkbox"/>	<input type="checkbox"/>
預計輕型貨車進出流量報告		
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

新界屯門丈量約份第 130 約地段第 2447 號餘段 (部分)

及第 2447 號 D 分段餘段 (部分) 及毗連政府土地

擬議臨時貨倉(危險品倉庫除外)及相關填土工程(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，提交有關新界屯門丈量約份第 130 約地段第 2447 號餘段(部分)及第 2447 號 D 分段餘段(部分)及毗連政府土地的規劃申請，擬在上述地段申請為期三年的臨時貨倉(危險品倉庫除外)及相關填土工程。
2. 申請地點位於屯門順達街附近，在《藍地及亦園分區計劃大綱草圖編號 S/TM-LTYT/13》上劃為「綠化地帶」用途。
3. 申請地盤面積為約 1,220 平方米，上蓋總面積為 460 平方米，露天地方面積為 760 平方米，上蓋覆蓋率為 37.7%。
4. 申請地點將設有 2 個構築物，用途都是臨時貨倉，面積約 230 平方米，1 層高，高度不多於約 7 米。
5. 申請地點涉及約 1220 平方米的填土工程，高約不超過 0.2 米，主要用作固定構築物和上落貨車輛停泊及掉頭用途，填土物料為混凝土。
6. 申請地點涉及 1 個輕型貨車上落貨車位，只作臨時上落貨用途，不會用作長期停泊車輛。
7. 擬議用途主要用作一層高的臨時倉庫(不含危險品庫)存放貨品，主要存放五金零件及五金工具。
8. 擬議倉庫預計每天上班人數為 3-4 人。
9. 申請地點可從順達街前往。
10. 擬議發展的營運時間為星期一至星期六上午九時至下午六時，公眾假期除外。
11. 在營運時間內，送貨司機或客戶需預先電話查詢，看現場是否有空置的臨時上落貨車位，才能前來送貨或取貨，基本上貨倉不會對外開放，沒有訪客，沒有預約的人不能前往貨倉。

申請原因

1. 申請地點是「綠化地帶」，而擬議用途為臨時貨倉（危險品倉庫除外）及相關填土工程（為期3年），申請用途不屬「綠化地帶」的第一或第二欄用途，因此申請人需向城規會申請規劃許可。
2. 由於政府要落實地政總署鐵路發展組北環線主工程的發展，並已對部份土地進行收地，此舉嚴重影響了一些「露天貯物及港口後勤用途」的用地。由於近年來倉庫的需求不斷增加，申請人提交這申請，同時也在回應業界對另覓土地繼續發展「露天貯物及港口後勤用途」的需求，申請人希望將該地塊用作倉庫，以支援本地倉庫儲存業務。
3. 申請地點屬於規劃指引編號13G的「第二類地區」範圍。按規劃指引編號13G的擬作「露天貯物及港口後勤用途」內說明，第2類地區大多數是未有清晰規劃意向或既定發展計劃的地區；會受即將展開的大型基建工程影響的地區；坐落或鄰近露天貯物、港口後勤或其他類型棕地/臨時用途的地點群的地區。如果政府部門沒有負面意見，而且附近居民不予反對，或各政府部門和附近居民所關注的問題均能透過實施規劃許可的附帶條件而獲得解決，則有關申請將會獲得有效期最長3年的臨時規劃許可。
4. 雖然該場地屬於「綠化地帶」地帶，但該場地內多年來都沒有活躍的農業用途，並已填土多年，申請地點周圍也被露天倉庫和一些臨時構築物及貨倉包圍，因此擬議的開發被認為與週邊地區並不衝突。因此，暫時批准這個為期三年的臨時申請可以更好地利用荒廢土地，不會損害「綠化地帶」地帶的長遠規劃意向。
5. 擬議發展只是臨時三年的性質，不會破壞土地上的花草樹木。
6. 擬議發展涉及填土範圍，用作固定構築物及車輛掉頭用途，不會破壞天然環境，不會砍伐樹木，不會對周邊地區及環境帶來負面影響。

根據以上各點，申請人誠懇求城市規劃委員會寬大批准新界屯門丈量約份第130約地段第2447號餘段（部分）及第2447號D分段餘段（部分）及毗連政府土地作為期不超過三年的擬議臨時貨倉（危險品倉庫除外）及相關填土工程。

擬議發展計劃的各方面影響

1. 土地行政

申請地點涉及兩個私家地段及少許政府土地，如申請獲城規會批准，申請人將會向地政處申請短期豁免書及短期租約。

2. 擬議發展的入口

申請地點可從順達街前往，入口設有約 5 米闊的大閘讓車輛駛進申請地點。

3. 擬議發展的交通安排

申請用途只提供一個輕型貨車的上落車位，不設任何停泊車位。

- 擬議倉庫將會採用預約模式運作，客人或司機需要提前電話預約才能前往申請地點。
- 申請人會在營業時間內安排職員負責管理申請地點的出入口車輛流量管制，每次有訪客車輛或送貨車輛要進入申請地點時，都需預先 30 分鐘通知該職員，等職員視察現場後，確保申請地點內有空置車位，才通知司機可以在指定時間內進入申請地點，而該職員亦會站在申請地點的出入口協調車輛出入，指揮交通，確保不會有車輛排隊阻塞出入口或周邊地方。
- 申請人會在營業時間內，安排職員負責管理申請地點出入口的交通，並會在申請地點的入口安裝車輛出入感應警報器。每當有車輛靠近申請地點出入口時，警報器會發出聲響，提醒周邊行人這裡將有車輛出入，叫他們注意路面交通。

4. 環境方面

申請人會按照環保署對臨時倉庫的技術指引，將對周邊環境的影響減到最低。

5. 空氣方面

申請地點是臨時倉庫，不會對空氣造成污染。

6. 噪音方面

申請地點是臨時倉庫，只會在營業時間內上班。

7. 排污方面

申請用途涉及一個流動洗手間(位於構築物 1 內)，申請地點不會興建任何化糞池，申請人會租用流動洗手間供訪客和職員使用，並安排清潔公司每星期前來清潔 1-2 次，以確保衛生。



8. 渠務方面

申請人會按照渠務處的指引和要求建造雨水排水渠，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丈量約份第 130 約地段第 2447 號餘段（部分）及第 2447 號 D 分段餘段（部分）及毗連政府土地作為期不超過三年的臨時貨倉（危險品倉庫除外）及相關填土工程。

根據城市規劃條例第 16 條作出規劃許可申請
新界屯門丈量約份第 130 約地段第 2447 號餘段 (部分) 及
第 2447 號 D 分段餘段 (部分) 及毗連政府土地
作為期三年的臨時貨倉 (危險品倉庫除外) 及相關的填土工程

預計輕型貨車進出流量報告

(星期一至星期六)

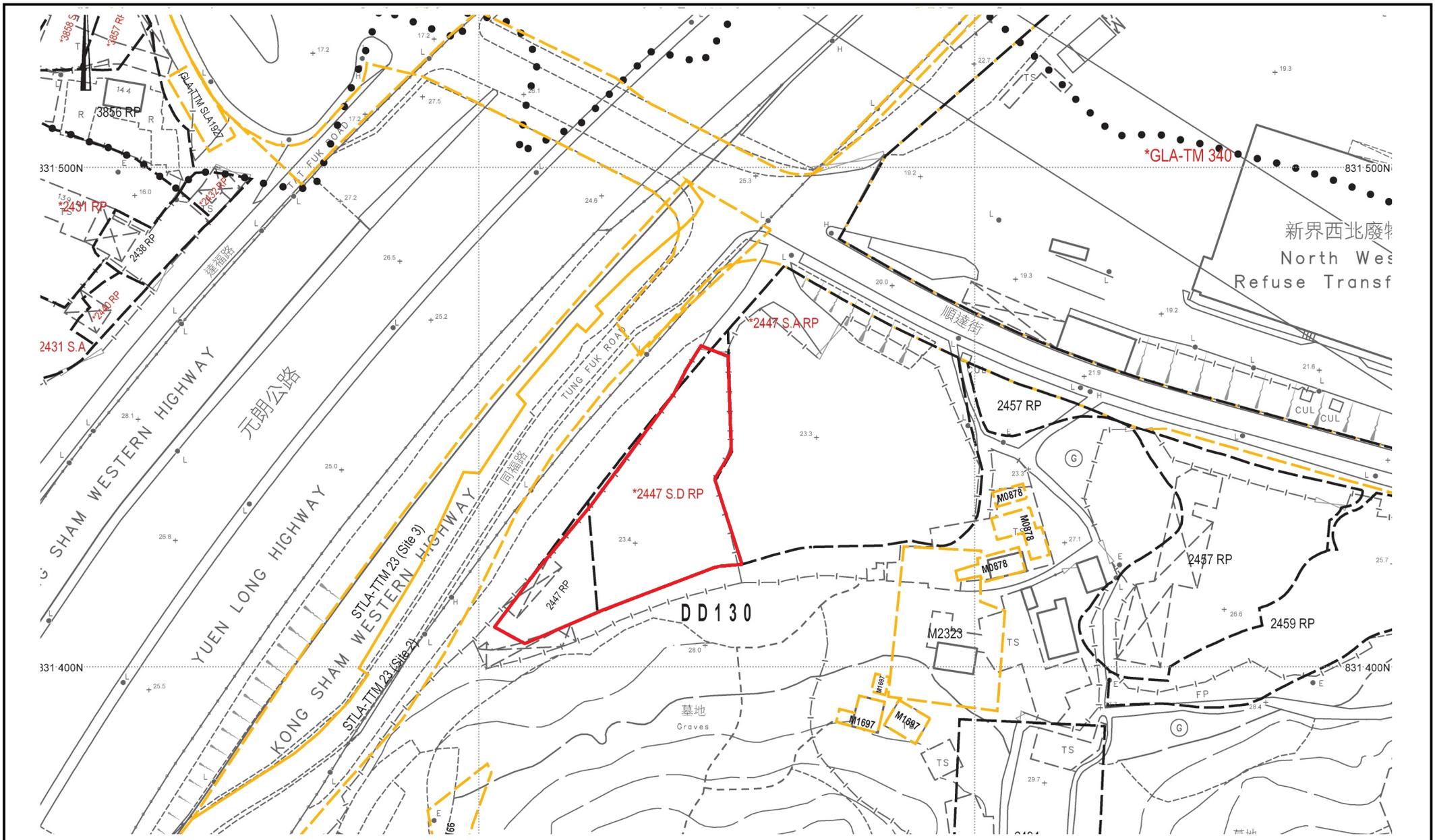
時間	進入 (輛)	離開 (輛)
9 : 00 – 10 : 00	0	0
10 : 00 – 11 : 00	0	0
11 : 00 – 12 : 00	0	0
12 : 00 – 13 : 00	0	0
13 : 00 – 14 : 00	1	0
14 : 00 – 15 : 00	0	0
15 : 00 – 16 : 00	0	1
16 : 00 – 17 : 00	0	0
17 : 00 – 18 : 00	0	0
合計(輛)	1	1

申請地點尚未發展，以上數字為預算車輛進出場地記錄。

規劃申請編號：A/TM-LTY/506

補充說明

1. 申請人是申請範圍（私家地段）的業權人，正在和 P&M Entertainment 談租約，P&M Entertainment 是地政總署鐵路發展組北環線主工程涉及地段的受影響業務經營者，並已獲政府發放相關津貼，附件為地政總署信件。
2. P&M Entertainment 原來受影響地段是在元朗新田區，範圍大約 1,300 平方米，原址貨倉上蓋面積約 800 平方米。
3. P&M Entertainment 受政府收地影響，尋找新地方已有一段時間，最後只能找到擬議申請地點的地段，地點、租金和租期都是申請人能夠承受和合適的，並有意向城規會遞交相若規模的申請，希望發展局能給予政府支持，讓申請人能繼續營運。
4. P&M Entertainment 公司是一間為客戶提供音響燈光設備、舞台背景製作等服務的公司，詳情可查看公司網站 <http://pmentertainment.com.hk/home.html>。
5. 申請地點不會進行任何工場活動。
6. 擬議申請的貨倉是密封的。
7. 申請地點不會停泊或存放超過《道路交通條例》所界定重量超過 5.5 公噸的中型或重型貨車。
8. 申請地點已完成土地平整，並已進行填土工程，現況是平地。
9. 申請地點內沒有任何樹木。

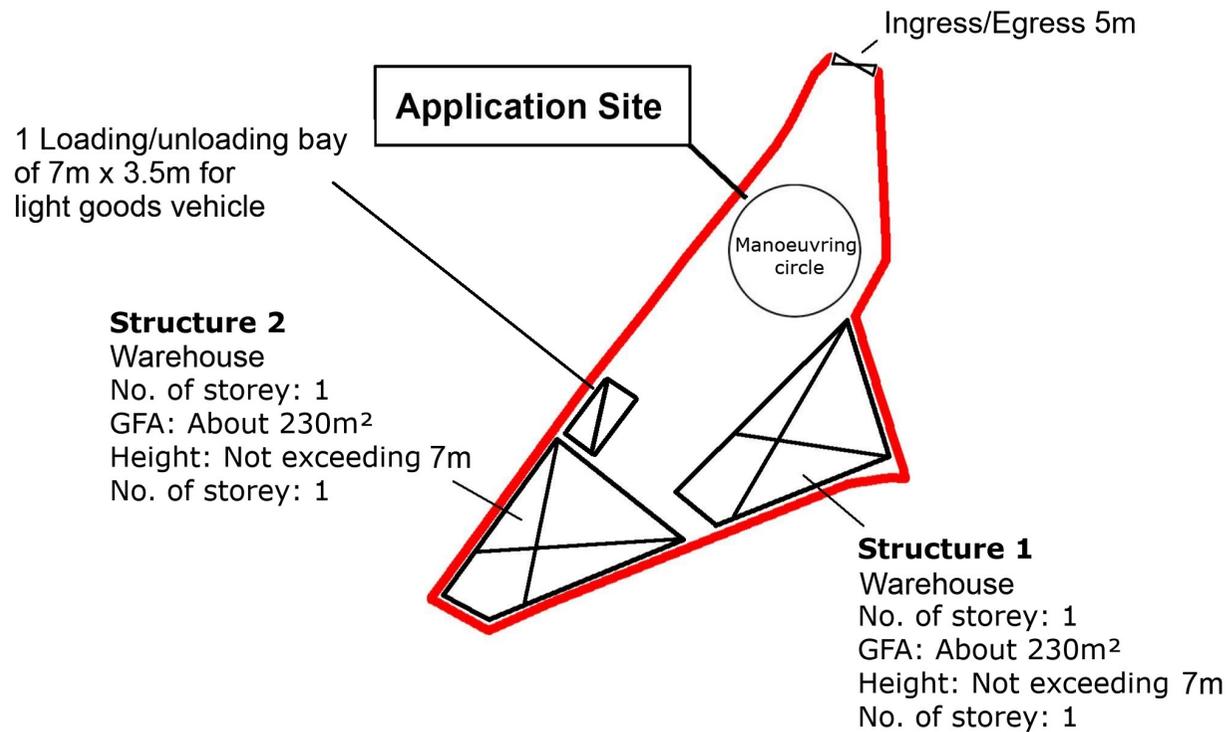


Project 項目名稱:
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years at Lot 2447 RP(Part) & 2447 S.D. RP(Part) in D.D. 130 and Adjoining Government Land, Shun Tat Street, Tuen Mun, New Territories

Drawing Title 圖紙標題:
Site Plan

Drawing No. 圖號:

Remarks 備註:



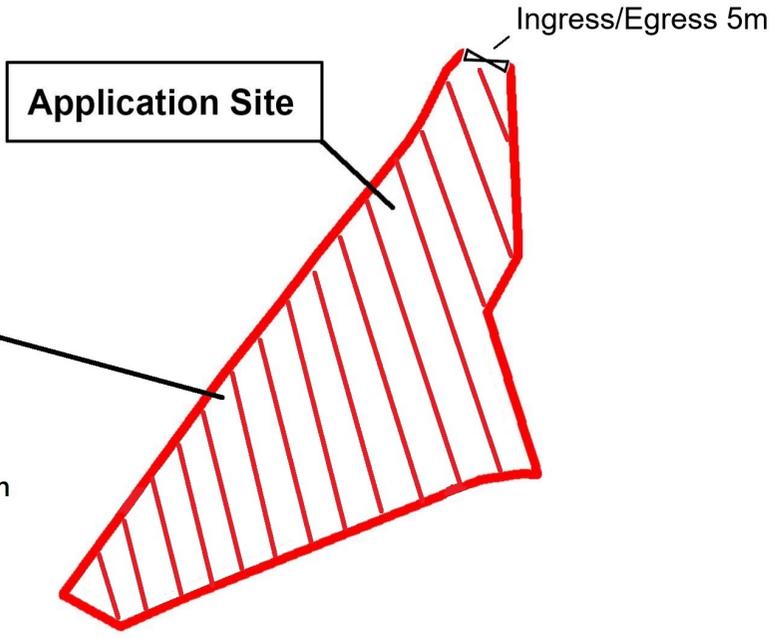
Project 項目名稱:
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)
and Associated Filling of Land for a Period of 3 Years at Lot
2447 RP(Part) & 2447 S.D. RP(Part) in D.D. 130 and Adjoining
Government Land, Shun Tat Street, Tuen Mun, New Territories

Drawing Title 圖紙標題:
Layout Plan

Drawing No. 圖號:

Remarks 備註:

-  Light goods vehicle
-  Structure



Land Filling Area
 For site formation of structures
 and circulation path
 Area: 1220 m² (ABOUT)
 Existing site level: +23.3mPD (ABOUT)
 Proposed site level: +23.5mPD (ABOUT)
 Depth of land filling : No more than 0.2m
 Land Filling Materials : Concrete



Project 項目名稱:
**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)
 and Associated Filling of Land for a Period of 3 Years at Lot
 2447 RP(Part) & 2447 S.D. RP(Part) in D.D. 130 and Adjoining
 Government Land, Shun Tat Street, Tuen Mun, New Territories**

Drawing Title 圖紙標題:
Land Filling Plan

Drawing No. 圖號:

Remarks 備註:
 **Land Filling Area**

████████████████████

寄件者: Chong Hermose <████████████████████>
寄件日期: 2026年02月02日星期一 13:54
收件者: tpbpd/PLAND
副本: Steven Kang Shun MA/PLAND
主旨: s16 Planning Application No. A/TM-LTY Y/506 - 回應部門意見
附件: A_TM-LTY Y_506_回應部門意見.pdf; 附件1.pdf; 附件2 : Vehicular access.pdf; 附件3 : Swept Path.pdf; 附件4.jpeg

類別: Internet Email

城規會/規劃處 :

大家好。

有關規劃申請：A/TM-LTY Y/506，現附上申請人回應部門的意見，請查收。

Ms Chong
(██████████)

Planning Application No. A/TM-LTYT/506

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	Comments from Development Bureau (DEVB)	
1	Based on the submitted particulars, the planning application was submitted by the owner of the relocation site (Lot 2447 RP (Part) & 2447 S.D. RP(Part) in D.D. 130 and Adjoining Government Land, Shun Tat Street, Tuen Mun, New Territories). To consider whether policy support could be given, please provide written proof of authorization from the affectee (P&M Entertainment) to the applicant (施玉凤) to proceed with this planning application on their behalf.	請看附件 1。

	Departmental Comments	Responses
	Comments from the Transport Department (TD)	
1	<p>The applicant shall indicate the access route between the application site and public road at Shun Tat Street/Tung Fuk Road for comments.</p> <p>If the access route is not managed by this Office, comments from relevant authorities and local stakeholders shall be sought.</p>	<p>申請人知悉。 請看附件 2。</p>
2	<p>Please supplement the swept path showing light goods vehicle (LGV) entering the site from and leaving the site to Shun Tat Street/Tung Fuk Road via the local access road.</p>	<p>請看附件 3：</p>

	Departmental Comments	Responses
Comments from District Lands Office/Tuen Mun, Lands Department		
1	<p>The application site ("the Site") comprises Old Schedule Agricultural Lot Nos. 2447 RP (Part) and 2447 S.D RP (Part) in D.D. 130 ("the Lots") held under the Block Government Lease ("BGL") which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. According to the assignment documents registered in the Land Registry, the Lots comprise "House" land and agricultural land. Since the current planning application is still at the processing stage, further verification of the building status will be proceeded with upon receipt of Short Term Waiver ("STW") application from the Lots owner, as appropriate.</p>	<p>申請人知悉。</p>
2	<p>I must point out that the following irregularities covered by the subject planning application have been detected by this office:</p> <p>Unauthorised structure(s) within the Lots covered by the planning application</p> <p>There is/are suspected unauthorized structure(s) on the Lots.</p> <p>The Lots 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>Unlawful occupation of Government land adjoining the Lots covered by the planning application</p> <p>The Government land within the application site (about 11 m² as mentioned in the application form) has been fenced off/ illegally occupied without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. LandsD objects to the planning application since there is illegal occupation of Government Land (GL) which regularization would not be considered according to the prevailing land policy. The Lots owner should immediately cease the illegal occupation of GL and remove the unauthorised structure(s) as demanded by LandsD. This office reserves the rights to take necessary land control action against the illegal occupation of Government land without further notice.</p>	<p>有關違規構築物</p> <p>申請人已拆除申請地點內所有未經準許搭建的構築物。</p> <p>請看附件 4。</p> <p>有關非法佔用政府土地</p> <p>申請人正在安排清拆佔用政府土地的圍板（包括部份出入口位置），停止佔用所有政府土地。</p>

3	<p>If the planning application is approved, the Lots owner shall apply to this office for a Short Term Waiver (STW) to permit the structure(s) erected within the Lots. The application for a 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 and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.</p>	<p>申請人知悉。 如規劃申請批出後，申請人（也是地主）會向地政處申請 Short Term Waiver，並會繳交相關費用。</p>
4	<p>Unless and until the unauthorised structure(s) and the unlawful occupation of Government land are duly rectified by the Lots owner/applicant, 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>	<p>申請人知悉。 申請人已在糾正佔用政府土地的違規事宜，預計在 2 月 6 日前能完成。</p>
5	<p>The Site is accessible via a local access on Government land leading from Tung Fuk Road and Shun Tat Street. 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>
6	<p>Please notify the applicant of our comments/requirements as stated above.</p>	<p>申請人知悉。</p>

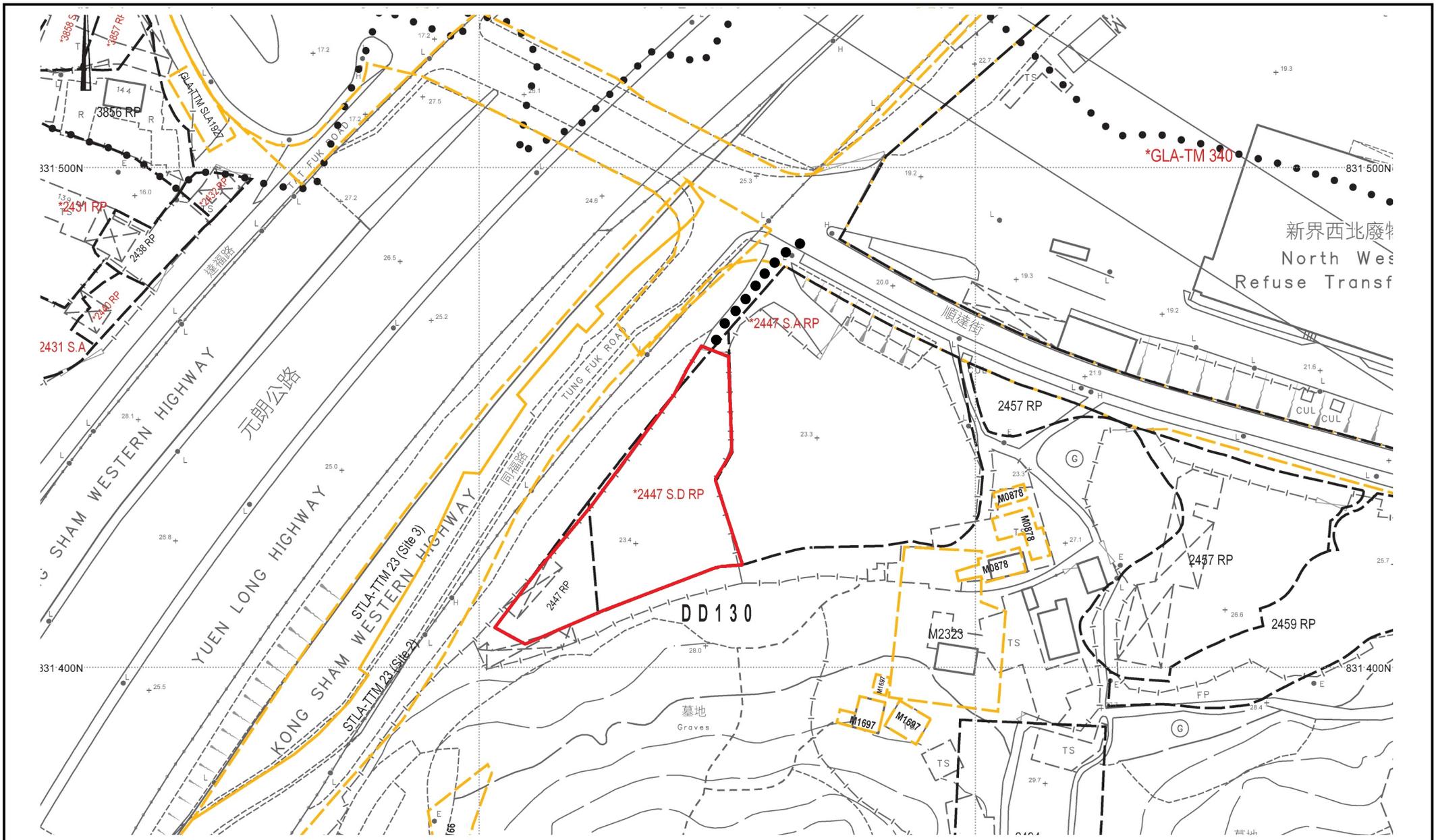
授 權 書

本公司 P&M Entertainment (商業登記號碼：[REDACTED]) 是地政總署鐵路發展組北環線主工程涉及地段的業務經營者 (政府清拆編號：[REDACTED]、[REDACTED])，現有意在地段：新界屯門丈量約份第 130 約地段第 2447 號 D 分段餘段 (部分) 及第 2447 號餘段及毗連政府土地重置本公司業務，並授權以上地段的業權人施玉凤代本公司向城規會遞交上述地段的規劃申請，申請編號為：A/TM-LTYY/506，擬議用途為臨時貨倉 (危險品倉庫除外) 及相關填土工程。



授權人士姓名：黃卓裕
(公司擁有人)
(身份證號碼：[REDACTED])

日期：2026 年 1 月 28 日



Project 項目名稱:

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years at Lots 2447 RP & 2447 S.D. RP(Part) in D.D. 130 and Adjoining Government Land, Shun Tat Street, Tuen Mun, New Territories

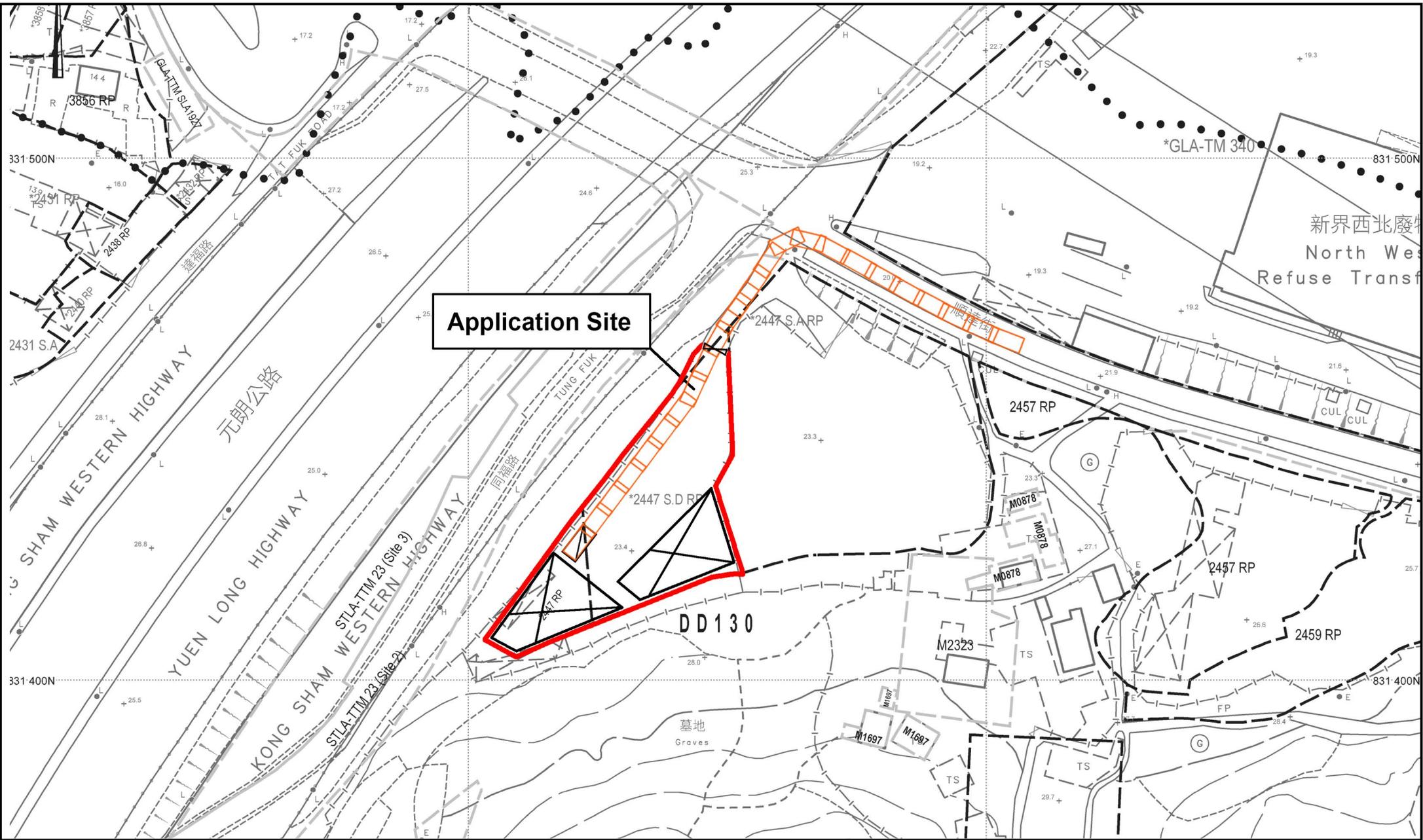
Drawing Title 圖紙標題:

Site Plan

Drawing No. 圖號:

Remarks 備註:

- ● ● Vehicular access between the application site and Shun Tat Street



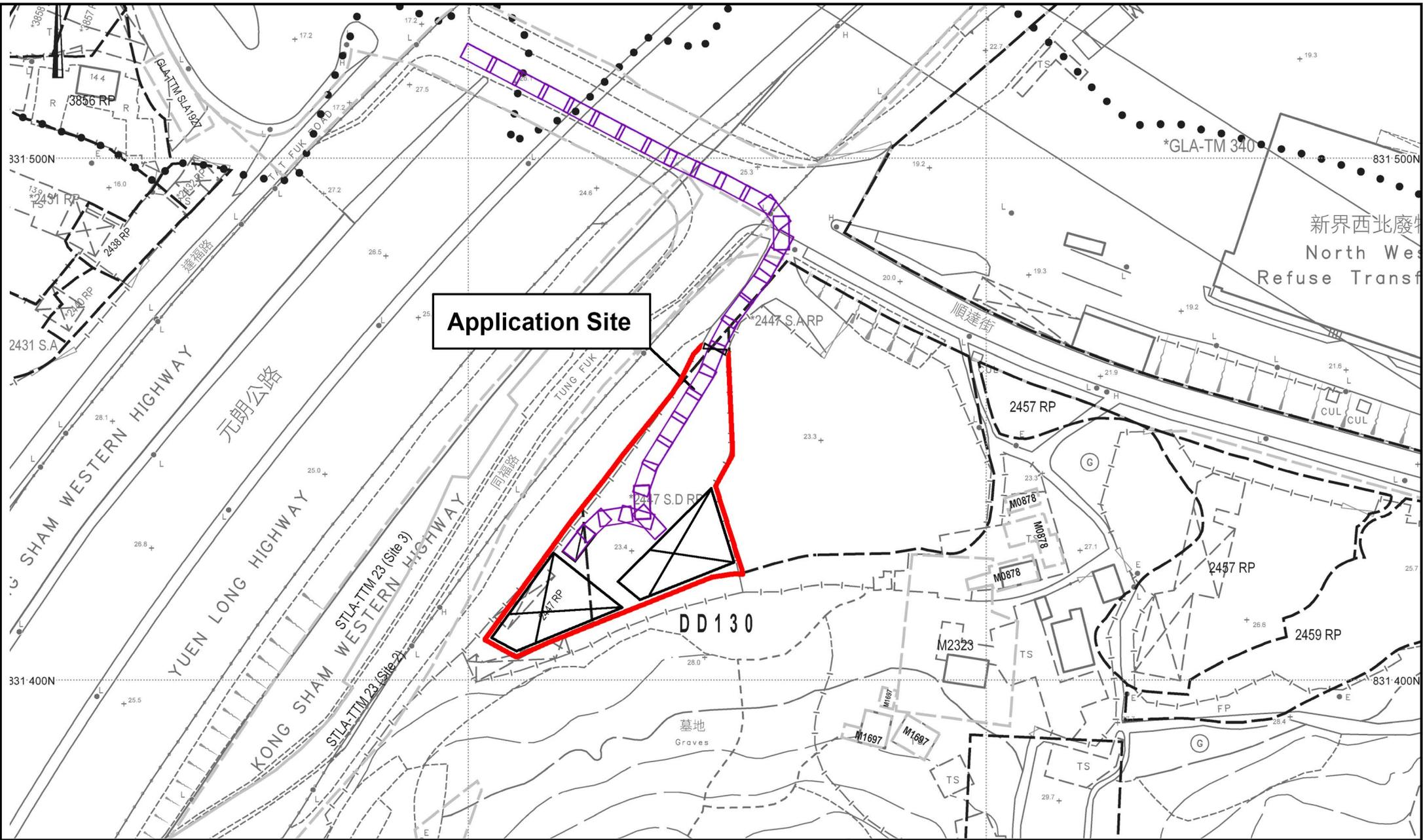
Project 項目名稱:
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years at Lot 2447 RP & 2447 S.D. RP(Part) in D.D. 130 and Adjoining Government Land, Shun Tat Street, Tuen Mun, New Territories

Drawing Title 圖紙標題:
Swept Path Analysis (IN)

Drawing No. 圖號:
20260201

Remarks 備註:

- Light goods vehicle (In)
- Light goods vehicle (Out)



Project 項目名稱:
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years at Lot 2447 RP & 2447 S.D. RP(Part) in D.D. 130 and Adjoining Government Land, Shun Tat Street, Tuen Mun, New Territories

Drawing Title 圖紙標題:
Swept Path Analysis (OUT)

Drawing No. 圖號:
20260201

Remarks 備註:

- Light goods vehicle (In)
- Light goods vehicle (Out)



████████████████████

寄件者: Chong Hermose <████████████████████>
寄件日期: 2026年02月11日星期三 10:47
收件者: tpbpd/PLAND
副本: Steven Kang Shun MA/PLAND
主旨: s16 Planning Application No. A/TM-LTY Y/506 - 回應部門意見
附件: A_TM-LTY Y_506_回應部門意見.pdf; Layout Plan_updated.pdf

類別: Internet Email

城規會/規劃處：

大家好。

有關規劃申請：A/TM-LTY Y/506，現附上申請人回應部門的意見，請查收。

這電郵將取代 2026 年 2 月 6 日的電郵，謝謝。

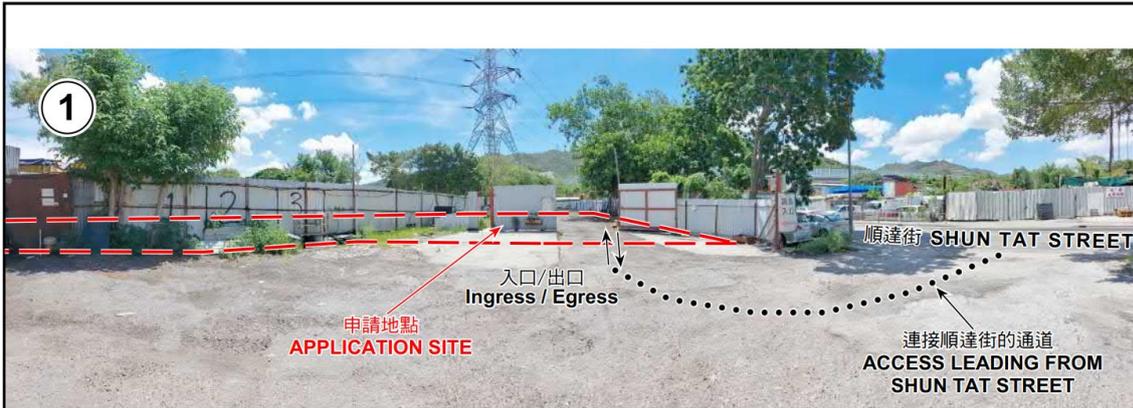
Ms Chong
(██████████)

Planning Application No. A/TM-LTY/506

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
Comments from the Transport Department (TD)		
1	The junction between Shun Tat Street and Tung Fuk Road is planned to be signalised under CEDD's project. The proposed uncontrolled access points at the junction will impose safety hazard and therefore not acceptable. If vehicular access is necessary, the applicant should provide alternative access points.	由於部門指出擬議的車輛通道會對道路安全造成隱憂，申請人現更正 Layout Plan (請看附件 1)，並會取消申請地點內的上落貨車位，現時申請地點內不設任何上落貨車位。至於申請地點的上落貨安排，送貨司機會提前致電職員，並在申請人附近租用的「誠鋒物流」停車場位置臨時停泊進行卸貨工作(該停車場現時有一個有效的規劃申請，規劃申請編號為：A/TM-LTY/487，批出的申請用途為臨時公眾停車場)，並用手推車把貨物送到申請地點，步行距離約 220 米，約 3 分鐘路程。申請地點預計每天只會有一架貨車送貨。(申請地點和「誠鋒物流」停車場的距離約 220 米，步行約 3 分鐘，請看下圖)
2	Re. comment (1) above. The swept path analysis shall further be updated.	





申請地點界線只作識別用 APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2025年7月9日擬備，所根據的資料為攝於2025年6月10日的實地照片
 PLAN PREPARED ON 9.7.2025
 BASED ON SITE PHOTOS
 TAKEN ON 10.6.2025

實地照片 SITE PHOTOS

擬議臨時公眾停車場(輕型及中型貨車)連附屬設施(為期5年)
 新界屯門丈量約份第124約地段第3865號E分段、第3865號F分段、
 第3865號C分段第1小分段(部分)、第3865號C分段餘段(部分)、第3865號餘段及第3870號
 PROPOSED TEMPORARY PUBLIC VEHICLE PARK (LIGHT AND MEDIUM
 GOODS VEHICLES) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS
 LOTS 3865 S.E, 3865 S.F, 3865 S.G ss.1 (PART), 3865 S.G RP (PART), 3865 RP AND 3870
 IN D.D. 124, TUEN MUN, NEW TERRITORIES

規劃署
 PLANNING
 DEPARTMENT



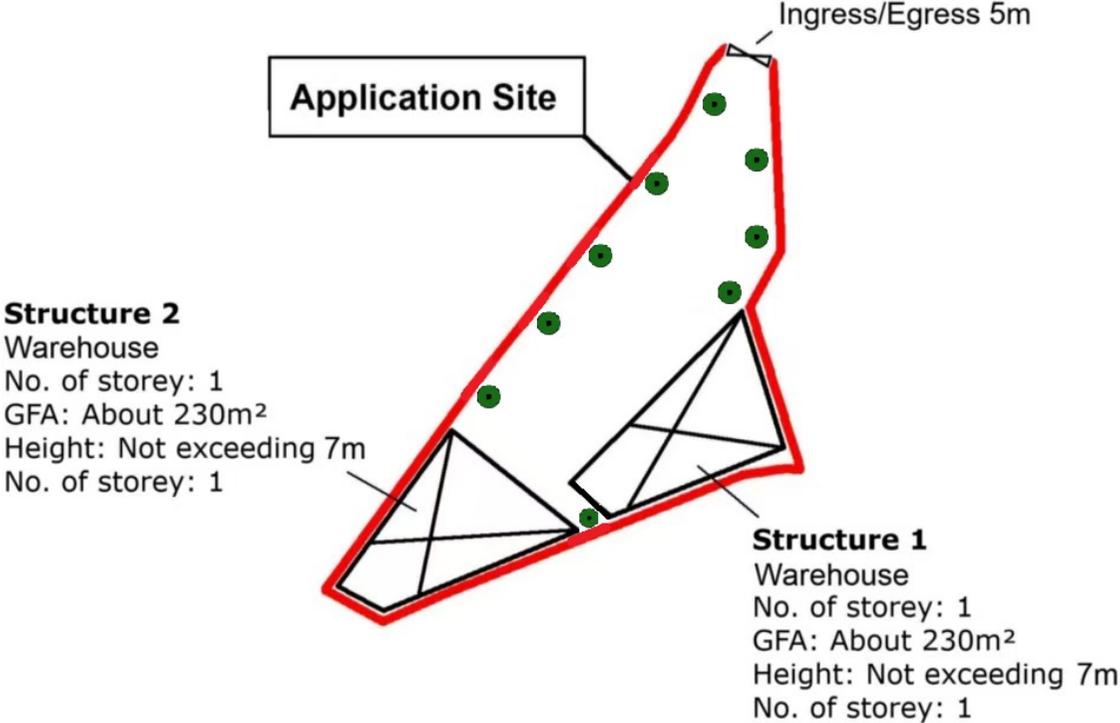
參考編號
 REFERENCE No.
 A/TM-LTYY/487

圖 PLAN
 A-4

補充說明

1. 申請地點現時已完成填土工程，是次填土申請屬規範化申請，申請地點不會有額外的填土工程。
2. 申請地點的填土物料為混凝土，厚度不超過 20 公分。

Tree	Approximate Height
Bauhinia Variegata	About 4m



Project 項目名稱:
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years at Lots 2447 RP & 2447 S.D. RP(Part) in D.D. 130 and Adjoining Government Land, Shun Tat Street, Tuen Mun, New Territories

Drawing Title 圖紙標題:
Layout Plan

Drawing No. 圖號:
20260205

Remarks 備註:



Structure



Proposed Bauhinia Variegata in pot

Extract of Town Planning Board Guidelines for
Application for Development within Green Belt Zone
under Section 16 of the Town Planning Ordinance
(TPB-PG No. 10)

The relevant assessment criteria are as follows:

- (a) There is a general presumption against development (other than redevelopment) in a “Green Belt” (“GB”) zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.
- (b) An application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.
- (c) Applications for G/IC uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for G/IC uses.
- (d) Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.
- (e) The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.
- (f) The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.
- (g) The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not

adversely affect drainage or aggravate flooding in the area.

- (h) The proposed development should not overstrain the overall provision of G/IC facilities in the general area.
- (i) The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.
- (j) Any proposed development on a slope or hillside should not adversely affect slope stability.

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/226	Proposed House (New Territories Exempted House (NTEH) - Small House)	16.12.2011
A/TM-LTY Y/348	Proposed House (New Territories Exempted House)	20.4.2018

Government Departments' General Comments

1. Traffic

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

- Noted that the ingress/egress point will only be used by pedestrians and no vehicular access will be provided for the application, she has no adverse comment on the application from traffic engineering viewpoint.

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

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

2. 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) was received in the past three years.
- Advisory comments as detailed in **Appendix V**.

3. Drainage

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

- No objection to the application from public drainage viewpoint.
- Should the application be approved, a condition should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent areas before the commencement of operation. The applicant could make reference to DSD Technical Note No.1 – Technical Note to prepare a “Drainage Submission”.
- Advisory comments as detailed in **Appendix V**.

4. Fire Safety

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

- No objection in principle to the proposal subject to fire service installations being provided to the satisfaction of the D of FS.
- Advisory comments as detailed in **Appendix V**.

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 V**.

6. Natural Conservation

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

The Site is already paved. He has no comment on the application from nature conservation perspective.

7. Landscape

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

- No adverse comment on the application from landscape planning perspective.
- According to the aerial photo, the Site is situated in an area of miscellaneous rural fringe landscape characterised by temporary structures to the north, burial grounds to the south and tree clusters to the east and west of the Site. Based on the site photos, the Site is formed and no vegetation is observed within the Site. As stated in the submitted Planning Statement, no trees will be felled. According to the submitted Further Information, nine new trees are proposed along the periphery of the Site. In view of the above, no significant adverse landscape impact arising from the proposed use is anticipated.

8. District Officer's Comments

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

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

9. Other Departments

The following departments have no objection to/no comment on the application and their advisory comments, if any, are in **Appendix V**.

- Director of Electrical and Mechanical Services (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) failure to reinstate the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots 2447 RP (Part) and 2447 S.D RP (Part) in D.D. 130 (“the Lots”) held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. According to the assignment documents registered in the Land Registry, the Lots comprise “House” land and agricultural land. Since the application is still at the processing stage, further verification of the building status will be proceeded with upon receipt of Short Term Waiver (STW) application from the Lots owner, as appropriate;
 - (ii) if the application is approved, the Lots owner shall apply to LandsD for a STW to permit the structure(s) erected within the Lots. The application for a 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 and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
 - (iii) the Site is accessible via a local access on Government land (GL) leading from Tung Fuk Road and Shun Tat Street. LandsD does not carry out maintenance works for the said GL nor guarantee that any right-of-way to the Site will be given. The applicant shall be responsible for his own access arrangement; and
 - (iv) LandsD 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 Lots 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 structure or structures be found erected without prior approval given by LandsD or be in breach of the approval given;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) the vehicular access arrangement and the loading/unloading arrangement should be commented by the Transport Department;
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (iii) HyD shall not be responsible for the maintenance of any access connecting between the Site and Shun Tat Street. If a run-in/out on the footpath of Shun Tat

Street is required, it shall be constructed up to relevant HyD standard;

- (d) to note the comments of the Director of Environmental Protection (DEP) that the applicant is reminded to observe and implement relevant mitigation measures in the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' to minimise the potential environmental nuisance on surrounding areas;
- (e) to note the comments of the Chief Engineer/Mainland North, the 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 Lots at his own expense;
 - (iii) as extensive land filling works are proposed in the application, the applicant is advised to review the necessity and the scale of such works to minimise potential drainage impacts on adjoining areas; and
 - (iv) the applicant should note that the proposed site formation level is higher than the adjacent lands. It appears the existing flow paths of run-off falling onto and passing through the Site would be affected. Peripheral channels with proper discharge shall be provided at the toe of the raised platform-so as to ensure no adverse drainage impact to lands and premises adjoining the Site;
- (f) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to the Fire Services Department for approval. In addition, the applicant should also be advised as follows:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of the formal submission of general building plans;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site, BD is not in a position to offer comments on their suitability for the use proposed in the application;

- (ii) it is noted that two structures and land filling are proposed. Before any new building works are to be carried out on the Site, prior approval and consent of the 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;
 - (iii) in connection with (ii) above, the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (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 B(P)R at the building plan submission stage;
 - (v) if any existing structures are erected on leased land without approval of BD (not being a New Territories Exempted House), they are unauthorised under BO and should not be designated for any approved use under the application;
 - (vi) for UBWs erected on the leased land, including the existing structures under the application, enforcement action may be taken by the 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; and
 - (vii) detailed comments under BO will be provided during building plans submission; and
- (h) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:
- (i) in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines;
 - (ii) there is a high pressure underground town gas transmission pipeline (running along Yuen Long Highway) in the vicinity of the proposed temporary warehouse; and
 - (iii) the number of working personnel in the proposed temporary warehouse shall be minimised as far as reasonably practicable.

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年02月02日星期一 3:23
收件者: tpbpd/PLAND
主旨: A/TM-LTY Y/506 DD 130 Shun Tat Street, Tuen Mun
類別: Internet Email

A/TM-LTY Y/506

Lots 2447 RP (Part) and 2447 S.D RP (Part) in D.D. 130 and Adjoining Government Land, Shun Tat Street, Tuen Mun

About:1,220.5sq.m Includes Government Land of about 11sq.m

Zoning: "Green Belt"

Applied use: Warehouse / 1 Vehicle Parking / Filling of Land

Dear TPB Members,

Strong Objections.

There is no history of applications apart from withdrawn applications for NET houses.

However, the site has already been filled in.

But this is no justification to approve the application as it would encourage further abuse of the 'GB' zoning.

The location is not Cat 2. There is no indication of relocation or support from DevB.

The application should be rejected in line with prevailing policy re development on 'GB'..

Mary Mulvihill