

2026年 4月 1 7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。

This document is received on 2026-04-17
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

2600849 9/4 By Hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-TYST/1354
	Date Received 收到日期	2026-04-17

- 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)

CHEUNG LAP MING (張立明) AND CHEUNG LAP TAK (張立德)

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)

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

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)	LOT NO. 320RP IN D.D. 119, SHAN HA TSUEN, YUEN LONG, 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 170 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 170 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)	NIL sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	APPROVED TONG YAN SAN TSUEN OUTLINE ZONING PLAN (OZP) NO. S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	VILLAGE TYPE DEVELOPMENT
(f) Current use(s) 現時用途	VACANT (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	TEMPORARY SHOP AND SERVICES (SALES OF SECOND-HAND PRIVATE CAR) WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS (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	0sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	170sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1
Proposed domestic floor area 擬議住用樓面面積	NILsq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	170sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	170sq.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) STRUCTURE 1 (G/F): CAR SHOWROOM. OFFICE AND CAR PARKING SPACE (5M IN HEIGHT)(1-STOREY)	
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	2
Motorcycle Parking Spaces 電單車車位	NIL
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NIL
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NIL
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NIL
Others (Please Specify) 其他 (請列明)	NIL
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	NIL
Coach Spaces 旅遊巴車位	NIL
Light Goods Vehicle Spaces 輕型貨車車位	NIL
Medium Goods Vehicle Spaces 中型貨車車位	NIL
Heavy Goods Vehicle Spaces 重型貨車車位	NIL
Others (Please Specify) 其他 (請列明)	NIL

Proposed operating hours 擬議營運時間 11 A.M. TO 6 P.M. DAILY (FROM MONDAY TO SUNDAY AND PUBLIC HOLIDAYS)																																																																		
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 15%; text-align: center; vertical-align: top;">Yes 是</td> <td style="padding-left: 10px;"> <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)) LOCAL ACCESS ROAD <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) </td> </tr> <tr> <td style="text-align: center; vertical-align: top;">No 否</td> <td style="padding-left: 10px;"> <input type="checkbox"/> </td> </tr> </table>	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)) LOCAL ACCESS ROAD <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)	No 否	<input type="checkbox"/>																																																													
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(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?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 15%; text-align: center; vertical-align: top;">Yes 是</td> <td style="padding-left: 10px;"> <input type="checkbox"/> Please provide details 請提供詳情 </td> </tr> <tr> <td style="text-align: center; vertical-align: top;">No 否</td> <td style="padding-left: 10px;"> <input checked="" type="checkbox"/> </td> </tr> </table>	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	No 否	<input checked="" type="checkbox"/>																																																													
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(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 15%; text-align: center; vertical-align: top;">Yes 是</td> <td style="padding-left: 10px;"> <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 </td> </tr> <tr> <td style="text-align: center; vertical-align: top;">No 否</td> <td style="padding-left: 10px;"> <input checked="" type="checkbox"/> </td> </tr> </table>	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	No 否	<input checked="" type="checkbox"/>																																																													
Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																																																																	
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(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 45%;"></td> <td style="width: 10%; text-align: center;">Yes 會</td> <td style="width: 10%; text-align: center;"><input type="checkbox"/></td> <td style="width: 10%; text-align: center;">No 不會</td> <td style="width: 15%; text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>On environment 對環境</td> <td style="text-align: center;">Yes 會</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;">No 不會</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td style="text-align: center;">Yes 會</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;">No 不會</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td style="text-align: center;">Yes 會</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;">No 不會</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td style="text-align: center;">Yes 會</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;">No 不會</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td style="text-align: center;">Yes 會</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;">No 不會</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td style="text-align: center;">Yes 會</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;">No 不會</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td style="text-align: center;">Yes 會</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;">No 不會</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td style="text-align: center;">Yes 會</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;">No 不會</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td style="text-align: center;">Yes 會</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;">No 不會</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: center;">Yes 會</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;">No 不會</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>_____</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>_____</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>		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"/>	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"/>	_____					_____				
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On environment 對環境	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																																																														
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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) 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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<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</p>	
<p>(a) Application number to which the permission relates 與許可有關的申請編號</p>	<p>A/ _____ / _____</p>
<p>(b) Date of approval 獲批給許可的日期</p>	<p>..... (DD 日/MM 月/YYYY 年)</p>
<p>(c) Date of expiry 許可屆滿日期</p>	<p>..... (DD 日/MM 月/YYYY 年)</p>
<p>(d) Approved use/development 已批給許可的用途/發展</p>	<p>.....</p>
<p>(e) Approval conditions 附帶條件</p>	<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>Reason(s) for non-compliance: 仍未履行的原因：</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>
<p>(f) Renewal period sought 要求的續期期間</p>	<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.
本人現准許委員會的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


ANSON LEE

Applicant 申請人 / Authorised Agent 獲授權代理人

TOWN PLANNER

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

Member 會員 / Fellow of 資深會員

HKIP 香港規劃師學會 / HKIA 香港建築師學會 /

HKIS 香港測量師學會 / HKIE 香港工程師學會 /

HKILA 香港園境師學會 / HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他 .PIA.....

on behalf of
代表

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司



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

Date 日期

09 APR 2026

(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	LOT NO. 320RP IN D.D. 119, SHAN HA TSUEN, YUEN LONG, NEW TERRITORIES.
Site area 地盤面積	170 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	APPROVED TONG YAN SAN TSUEN OUTLINE ZONING PLAN (OZP) NO. S/YL-TYST/14
Zoning 地帶	VILLAGE TYPE DEVELOPMENT
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	"TEMPORARY SHOP AND SERVICES (SALES OF SECOND-HAND PRIVATE CAR) WITH ANCILLARY OFFICE" 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		<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	170	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		<input type="checkbox"/> (Not more than 不多於) m 米
			<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	5	<input type="checkbox"/> (Not more than 不多於) m 米
		1	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	100	%	<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		2
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)		2 NIL NIL NIL NIL NIL
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		NIL
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		NIL NIL NIL NIL NIL NIL

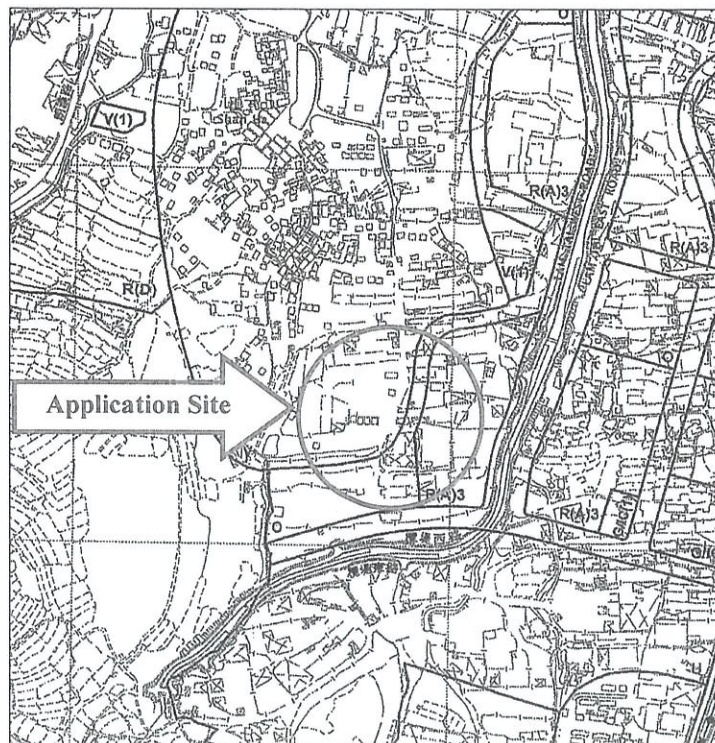
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor 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"/>
Location Plan, Site Plan (Lot Index Plan), Extract of Approved Tong Yan San		
Tsuen OZP, Swept Path Plans and Site Photo		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Planning Application
Under Section 16
of the Town Planning Ordinance
(Cap. 131)

**Planning Application for
“Temporary Shop and Services (Sales of Second-Hand Private Car)
with Ancillary Office”
for a Period of Three Years
Lot No. 320RP in D.D. 119
Shan Ha Tsuen, Yuen Long, New Territories**



Prepared by

LANBASE Surveyors Limited

April 2026

EXECUTIVE SUMMARY

The Application Site (“the Site”) comprises Lot No. 320RP in D.D. 119, Shan Ha Tsuen, Yuen Long, New Territories. It is located at Shan Ha Tsuen. The Site is applied for “Temporary Shop and Services (Sales of Second-Hand Private Car) with Ancillary Office” use for a period of 3 years. The Site has an area of about 170m². In accordance with the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14 dated 20.8.2021, the Site falls within an area zoned “Village Type Development” (“V”).

A planning permission is sought to use the Site as “Temporary Shop and Services (Sales of Second-Hand Private Car) with Ancillary Office”. Since the Site is small in scale, no adverse traffic, drainage and environmental impacts are anticipated.

The subject application for planning permission is justified on the following grounds: 1) No Contravention to the planning intention; 2) Compatible with the Surrounding Land Uses; 3) Recent Planning Permissions for Commercial Use Near the Site; 4) No Adverse Drainage and Environmental Impacts; and 5) No Adverse Traffic Impact.

申請摘要

申請場地乃新界元朗山下村丈量約份第119約地段第320號餘段。申請場地位於山下村。現申請用作三年「臨時商店及服務行業(易手私家車)連附屬辦公室」用途。申請地段佔地約170平方米。是項申請地段位於唐人新村分區計劃大綱核准圖編號S/YL-TYST/14(於2021年8月20日發表)內之「鄉村式發展」地帶。

是項臨時許可申請把場地申請用作「臨時商店及服務行業(易手私家車)連附屬辦公室」用途。由於場地規模細小，相信並不會引致不良的交通、渠務及環境影響。

是項申請的理由如下： 1) 無違反規劃意向； 2) 與附近的土地用途相融； 3) 在場地毗鄰已有商業用途的規劃申請獲批准； 4) 沒有對渠務及環境造成不良影響； 及 5) 沒有對交通造成不良影響。

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Appendices

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1. INTRODUCTION

- 1.1 The Application Site (“the Site”) comprises Lot No. 320RP in D.D. 119, Shan Ha Tsuen, Yuen Long, New Territories. It is located in Shan Ha Tsuen. In accordance with the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14 dated 20.8.2021, the Site falls within an area zoned “Village Type Development” (“V”). Please refer to an extract of the OZP and its relevant notes at **Appendix 1**, Location Plan at **Appendix 2** and Site Plan (Lot Index Plan) at **Appendix 3**.
- 1.2 The current application is applied for the use of “Temporary Shop and Services (Sales of Second-Hand Private Car) with Ancillary Office” for a period of 3 years. A planning permission is required from the Town Planning Board (“the Board”).
- 1.3 The Applicant has commissioned Lanbase Surveyors Limited on its behalf to submit a planning application for the use of “Temporary Shop and Services (Sales of Second-Hand Private Car) with Ancillary Office” for a period of 3 years, or a period as considered appropriate by the Board under Section 16 of the Town Planning Ordinance (Cap. 131).
- 1.4 The Planning Statement serves to describe the existing condition of the Site and its surrounding land uses, to give details of the proposed development, and to provide justifications for the Board’s consideration.

2. SITE CONTEXT

2.1 Application Site

The Application Site ('the Site') comprises Lot No. 320RP in D.D. 119, Shan Ha Tsuen, Yuen Long, New Territories. The Site has an area of about 170m². Please refer to Location Plan at **Appendix 2** and Site Plan (Lot Index Plan) at **Appendix 3**.

2.2 Lease Particulars

The subject lots are held under Block Government Lease for D.D. 83 and are demised as agricultural land. The lease is virtually unrestricted, apart from offensive trade clause and will expire on 30 June 2047.

2.3 Existing Condition

The Site is currently vacant.

2.4 Surrounding Land Uses

2.4.1 It is located in Shan Ha Tsuen.

2.4.2 To its west is residential settlement and vehicle park; and

2.4.3 To its north and northeast are open storages.

2.5 Accessibility

2.5.1 The Site is accessible from a local access road, which connects to Shan Ha Road.

2.5.2 Public transports such as minibuses and taxis serve the area.

3. TOWN PLANNING

- 3.1 The Site falls within an area zoned “Village Type Development” (“V”) on the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14 dated 20.8.2021. Extract of the OZP are attached at **Appendix 1**.
- 3.2 As stipulated in the Notes of the OZP, a planning permission is required by the Board for the proposed “Temporary Shop and Services (Sales of Second-Hand Private Car) with Ancillary Office” use.

4. PROPOSED DEVELOPMENT

4.1 Applied Use

The subject application is to provide the use of “Temporary Shop and Services (Sales of Second-Hand Private Car) with Ancillary Office” on Site for a period of 3 years.

4.2 Proposed Use and Site Layout

Temporary structure(s) would be provided in support of the proposed use. Please refer to the Proposed Layout Plan at **Appendix 4**.

4.3 Site Area and GFA

The Site has an area of about 170m² and the proposed GFA is about 170m².

4.4 Operation Hours

The proposed “Temporary Shop and Services (Sales of Second-Hand Private Car) with Ancillary Office” would be operated from 11am to 6pm daily (from Monday to Sunday and Public Holidays).

4.5 Traffic

4.5.1 Due to small scale of the Site, and provision of car parking space, no heavy traffic flow would be generated.

4.5.2 There would be some traffic arrangement, as listed below:

Private Car Parking Space

- (a) 2 car parking spaces (i.e. 1 for display car and 1 for visitor) would be provided;
- (b) It is estimated that the daily traffic generation on the Site is about 4 – 6 vehicles during the main operation hours between 11am to 6pm daily (from Monday to Sunday and Public Holidays); and
- (c) adequate manoeuvring space would be reserved within the Site in order to avoid any reverse driving out from the Site. Please see the Swept Path Analysis at **Appendix 5**.

Access

(a) the proposed access would also serve as pedestrian access due to limited vehicular trip.

4.6 Landscape

As there is no existing tree and no additional open area for tree planting, no tree preservation and planting is required.

4.7 Fire Precaution Measures

The Applicant will provide proper fire service installations at the Site. Approval condition for provision of the fire service installations is acceptable.

4.8 Drainage

The Applicant will provide proper drainage facilities at the Site. Approval condition for provision of drainage facilities is acceptable.

5. JUSTIFICATIONS

5.1 No Contravention to the Planning Intention

Although the subject “V” zone is primarily intended for development of Small Houses by indigenous villagers and to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services, selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House, and other commercial, community and recreational uses may be permitted on application to the Town Planning Board. In addition, approval of the proposed use on a temporary basis will not prejudice the future long term planning of the area. Therefore, the proposed “Temporary Shop and Services” use is considered not contravene to the subject planning intention.

5.2 Compatible with the Surrounding Land Uses

The proposed use is compatible with the surrounding area which is rural in character intermixed with residential structures/dwellings, warehouse, open storage yard, car park, retail shop and other commercial service.

5.3 Recent Permissions for Commercial Use Near the Site

5.3.1 There are planning applications for some commercial uses approved in “V” zone in recent years. These include:

	Application No.	Applied Use	Zoning	Approval Date
1.	A/YL-TYST/1222	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) and Shop and Services for a Period of 3 Years	“V”	28.7.2023
2.	A/YL-TYST/1251	Temporary Shop and Services for a Period of 3 Years and Excavation of Land	“V”	1.3.2024
3.	A/YL-TYST/1271	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years and Excavation of Land	“V”	2.8.2024

5.3.2 Provided that some similar temporary commercial uses were approved in the surrounding area under “V” zone, the proposed use should be suitable on the Site.

5.4 No Adverse Drainage and Environmental Impacts

The proposed “Temporary Shop and Services (Sales of Second-Hand Private Car) with Ancillary Office” is only a small-scaled operation. In this respect, no adverse drainage and environmental impacts are anticipated.

5.5 No Adverse Traffic Impact

5.5.1 The proposed “Temporary Shop and Services (Sales of Second-Hand Private Car) with Ancillary Office” use would not generate heavy amount of vehicles to the Site.

5.5.2 There would be some traffic arrangement, as listed below:

Private Car Parking Space

- (a) 2 car parking spaces (i.e. 1 for display car and 1 for visitor) would be provided;
- (b) It is estimated that the daily traffic generation on the Site is about 4 – 6 vehicles during the main operation hours between 11am to 6pm daily (from Monday to Sunday and Public Holidays); and
- (c) adequate manoeuvring space would be reserved within the Site in order to avoid any reverse driving out from the Site. Please see the Swept Path Analysis at **Appendix 5**.

Access

- (a) the proposed access would also serve as pedestrian access due to limited vehicular trip.

5.5.3 Therefore, no adverse traffic impact is anticipated.

6. CONCLUSION

6.1 The Applicant seeks the Board's permission for "Temporary Shop and Services (Sales of Second-Hand Private Car) with Ancillary Office" on the Site for a period of 3 years under S.16 of the Town Planning Ordinance.

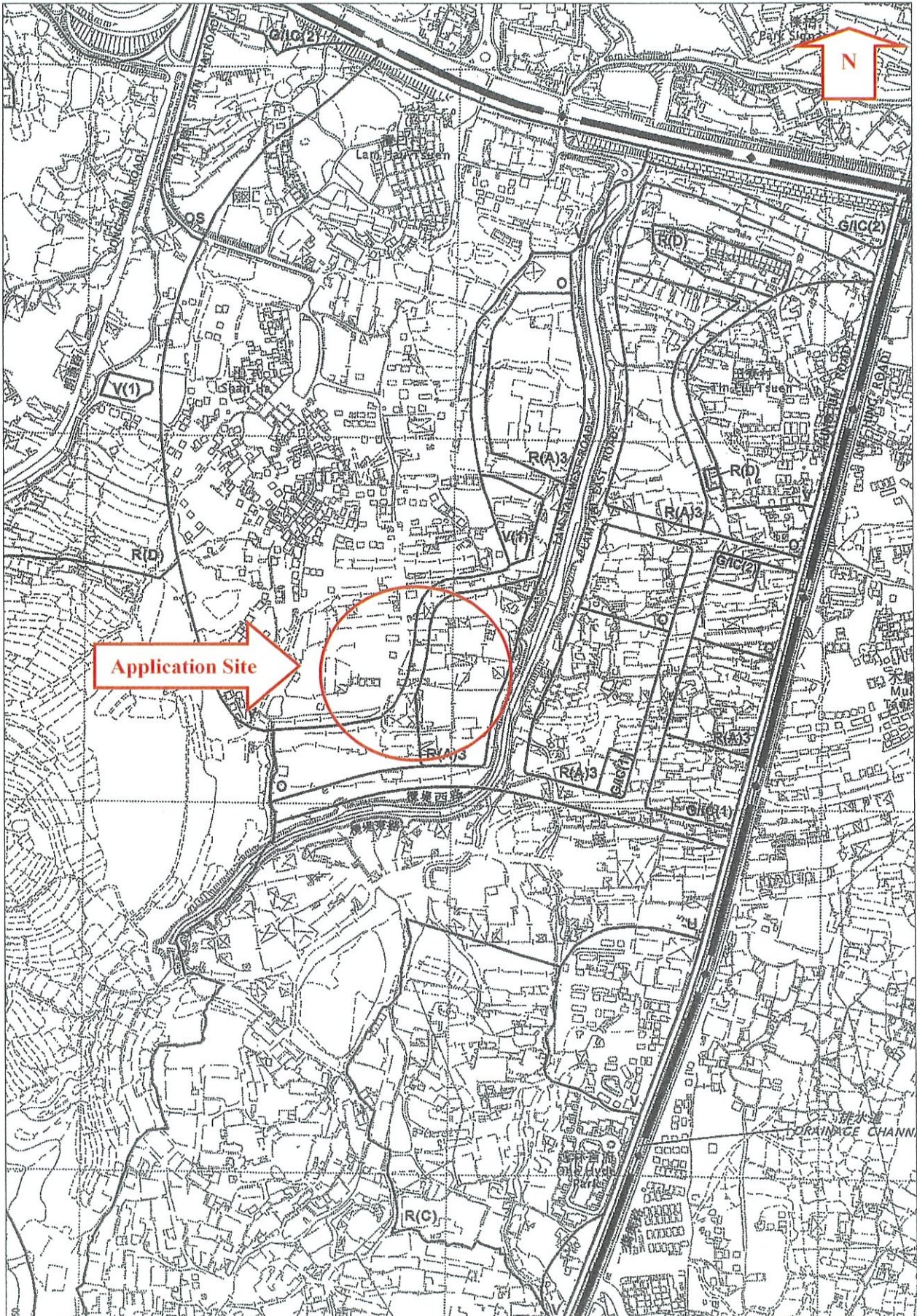
6.2 With regard to the followings:

- no contravention to the planning intention;
- compatible with the surrounding land uses;
- recent planning permissions for commercial use near the Site;
- no adverse drainage and environmental impacts; and
- no adverse traffic impact,

the Board is requested to approve the planning application on the Site for 3 years or a period considered appropriate.

APPENDIX 1

**Extract of the Approved Tong Yan San Tsuen Outline
Zoning Plan (OZP) No. S/YL-TYST/14
dated 20.8.2021 and its Relevant Notes**



For Identification Only

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Burial Ground Eating Place Flat Government Refuse Collection Point Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified) # Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation # Public Vehicle Park (excluding container vehicle) Religious Institution (not elsewhere specified) # Residential Institution # School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House:

- Eating Place
- Library
- School
- Shop and Services

Planning Intention

The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board. For land designated "Village Type Development (1)", the planning intention is to provide land considered suitable for reprovisioning of village houses affected by Government projects.

(Please see next page)

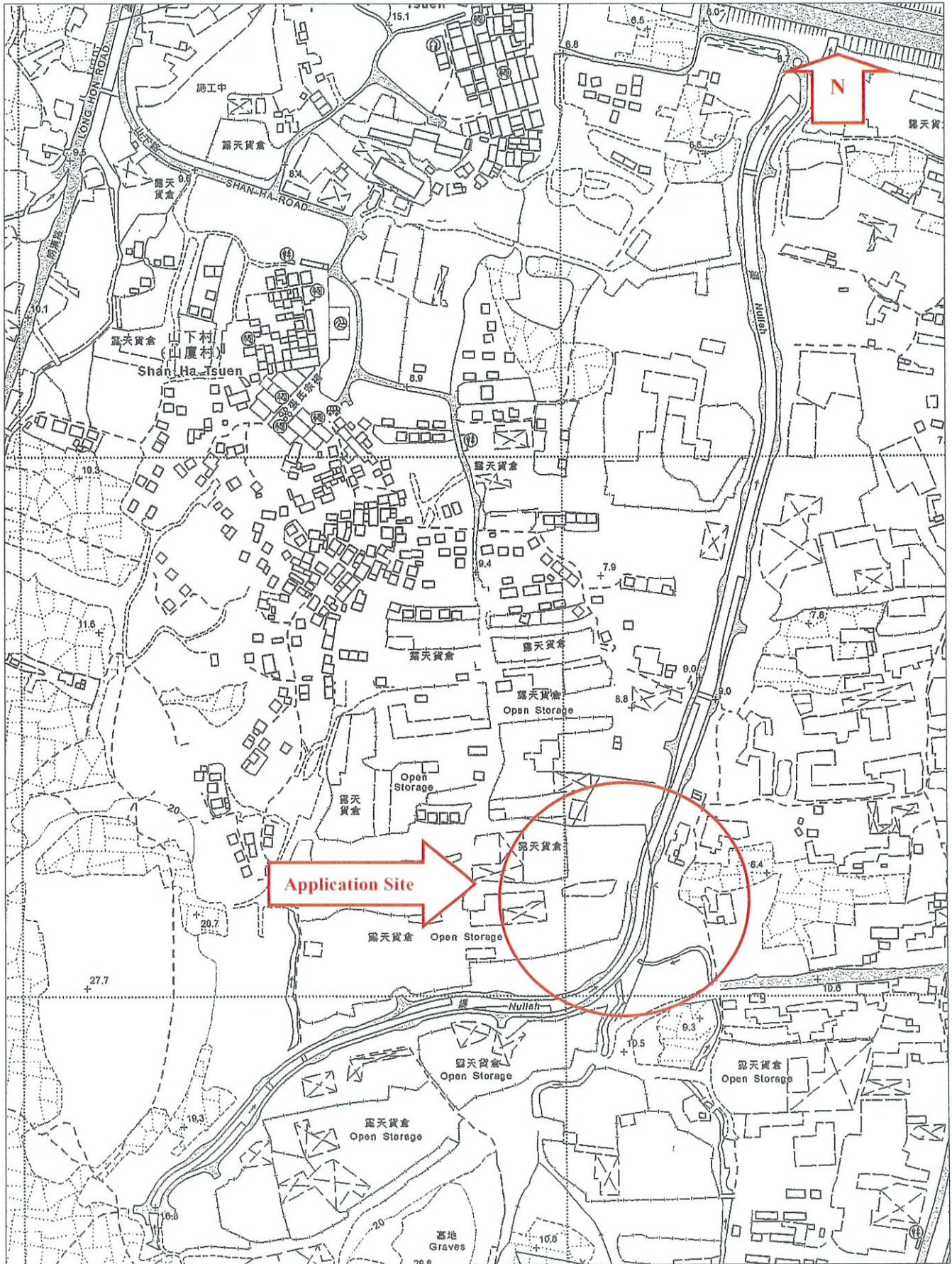
VILLAGE TYPE DEVELOPMENT (cont`d)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any filling of pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

APPENDIX 2

Location Plan



For Identification Only

APPENDIX 3

Site Plan (Lot Index Plan)

地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
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Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.
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比例尺 SCALE 1:1000

metres 10 0 10 20 30 40 50 metres

Locality :
Lot Index Plan No. : ags_S00000150687_0002
District Survey Office : Lands Information Center
Date : 17-Nov-2025
Reference No. : 6-NW-19A



APPENDIX 4

Proposed Layout Plan

地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
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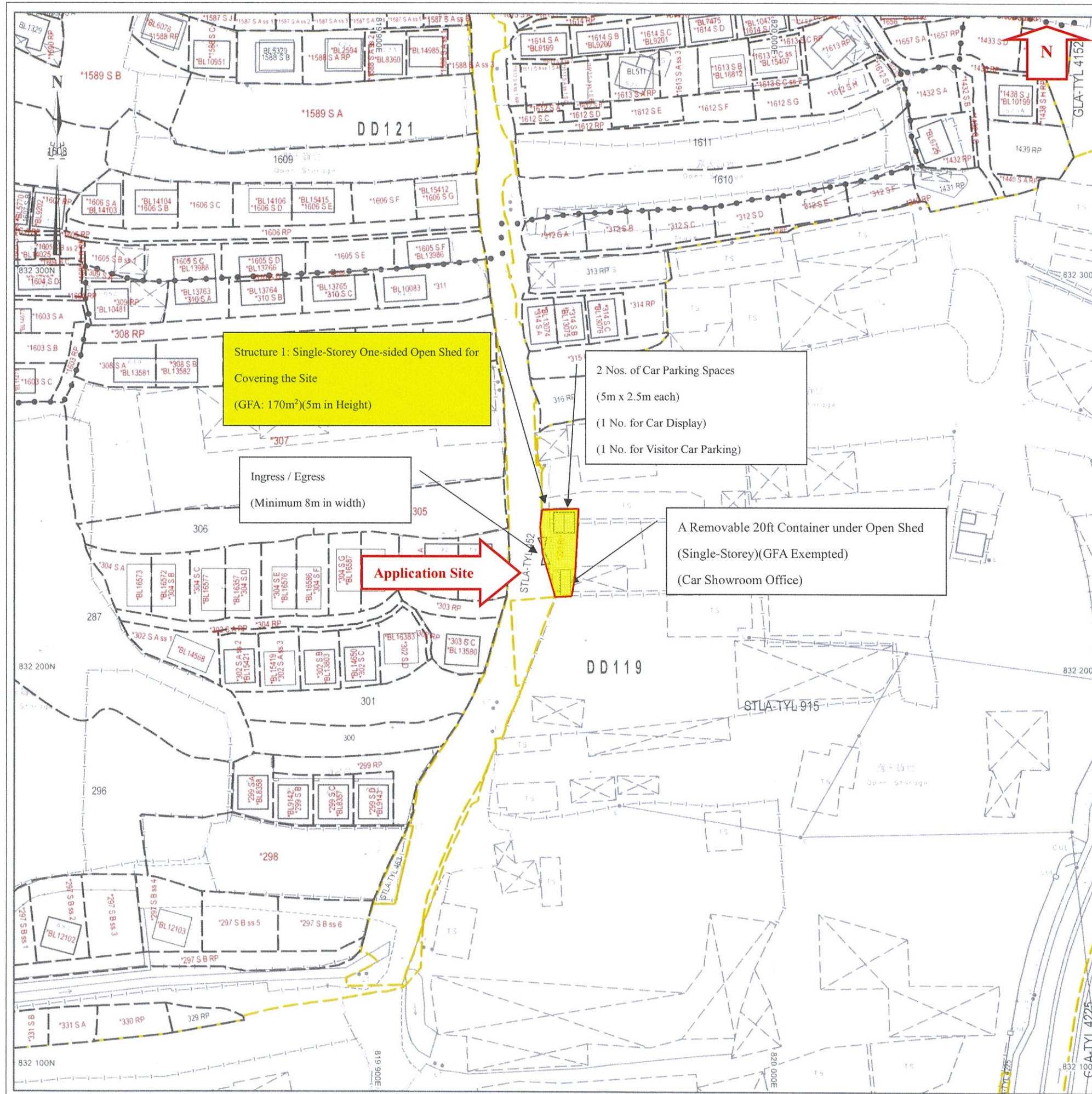


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Date : 17-Nov-2025
Reference No. : 6-NW-19A



APPENDIX 5

Swept Path Analysis

地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
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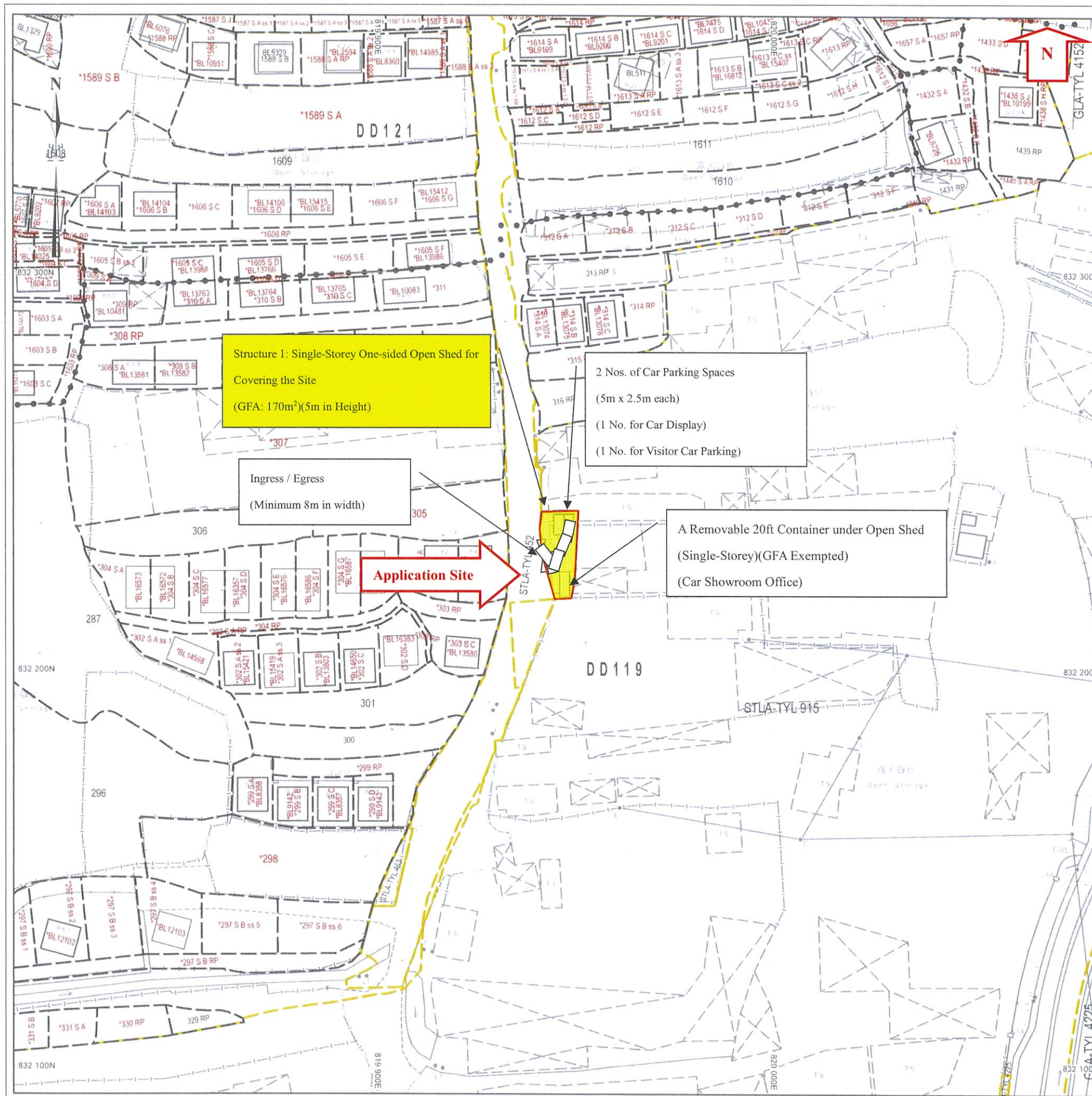
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Drive-in Swept Path Analysis



Locality :
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District Survey Office : Lands Information Center
Date : 17-Nov-2025
Reference No. : 6-NW-19A



地段索引圖 LOT INDEX PLAN

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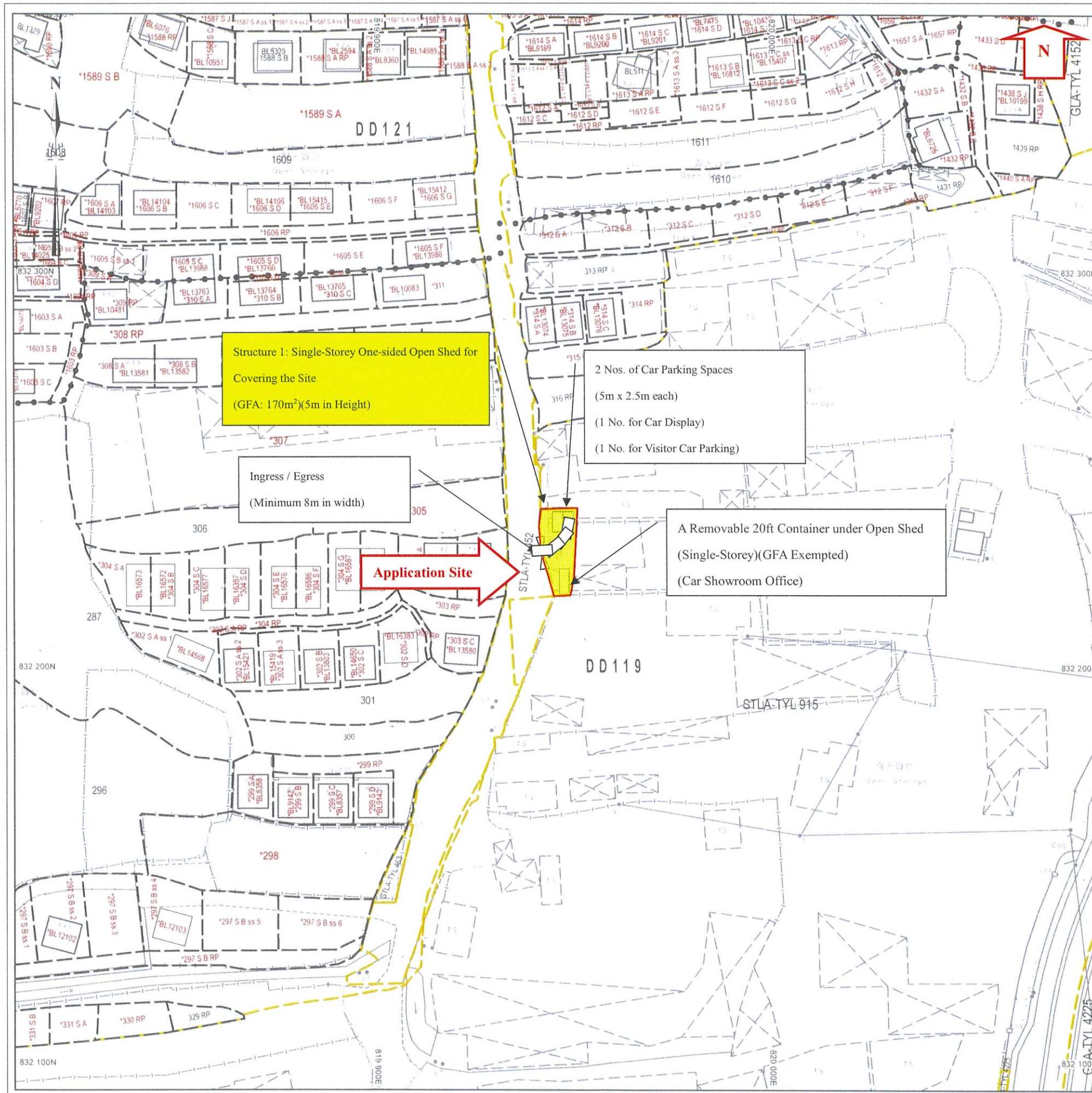
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Drive-out Swept Path Analysis



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Date : 17-Nov-2025
Reference No. : 6-NW-19A



APPENDIX 6

Site Photo

Site Photo

Application Site

