

This document is received on 18 APR 2023  
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)

A/TM-LTYY/454

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 Renewal  
of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區土地上及/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.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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	A/TM-LTYT/454
	Date Received 收到日期	18 APR 2023

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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)

萬宜旅遊巴士有限公司

Man Yee Transportation Bus Company Limited

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

Goldrich Planners & Surveyors Limited  
金潤規劃測量師行有限公司

### 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)	Lots 1211 S.C (Part), 1248 (Part) and 1249 (Part) in D.D. 130, Fuk Hang Tsuen, 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	580.8 sq.m 平方米 <input type="checkbox"/> About 約
	<input checked="" type="checkbox"/> Gross floor area 總樓面面積	279.8 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約	

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTTY/12
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group D)" ("R(D)")
(f) Current use(s) 現時用途	Temporary Shop and Services with Ancillary Storage Area and Office  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☐ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料		
No. of 'Current Land Owner(s)' 「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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
4/4/2023 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 4/4/2023 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

## 6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas  
 位於鄉郊地區土地上及/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, please proceed to Part (B))  
 (如屬位於鄉郊地區臨時用途/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

Proposed Temporary Shop and Services with Ancillary Storage Area and Office

(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

☒ year(s) 年 ..... 3 .....  
☐ month(s) 個月 .....

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	427	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	153.8	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	3		
Proposed domestic floor area 擬議住用樓面面積	N.A.	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	279.8	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	279.8	sq.m	<input checked="" type="checkbox"/> About 約

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

Please refer to Appendix I for details.

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	1
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)	

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	
Coach Spaces 旅遊巴車位	
Light Goods Vehicle Spaces 輕型貨車車位	1
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)	

Proposed operating hours 擬議營運時間

8:00 a.m. to 9:00 p.m. every day (including Sundays 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?

Yes 是

☒ 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))

A local track connecting to Tat Fuk Road

☐ 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

☐

(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, 請另頁表示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?

Yes 是

☐ Please provide details 請提供詳情

No 否

☒

(ii) Does the development proposal involve the operation on the right?  
擬議發展是否涉及右列的工程?

Yes 是

☐ (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)

☐ Diversion of stream 河道改道☐ Filling of pond 填塘Area of filling 填塘面積 ..... sq.m 平方米 ☐ About 約Depth of filling 填塘深度 ..... m 米 ☐ About 約☐ Filling of land 填土Area of filling 填土面積 ..... sq.m 平方米 ☐ About 約Depth of filling 填土厚度 ..... m 米 ☐ About 約☐ Excavation of land 挖土Area of excavation 挖土面積 ..... sq.m 平方米 ☐ About 約Depth of excavation 挖土深度 ..... m 米 ☐ About 約

No 否

☒

(iii) Would the development proposal cause any adverse impacts?  
擬議發展計劃會否造成不良影響?

On environment 對環境

Yes 會 ☐No 不會 ☒

On traffic 對交通

Yes 會 ☐No 不會 ☒

On water supply 對供水

Yes 會 ☐No 不會 ☒

On drainage 對排水

Yes 會 ☐No 不會 ☒

On slopes 對斜坡

Yes 會 ☐No 不會 ☒

Affected by slopes 受斜坡影響

Yes 會 ☐No 不會 ☒

Landscape Impact 構成景觀影響

Yes 會 ☐No 不會 ☒

Tree Felling 砍伐樹木

Yes 會 ☐No 不會 ☒

Visual Impact 構成視覺影響

Yes 會 ☐No 不會 ☒

Others (Please Specify) 其他 (請列明)

Yes 會 ☐No 不會 ☒



	<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**

位於鄉郊地區臨時用途/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>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>
(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>

**7. Justifications 理由**

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

Please refer to Appendix 1



**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 an application to the Board 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

LAU TAK FRANCIS

Planning 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 ..... MRTPI, FRICS, RPS(GP)



on behalf of  
代表

Goldrich Planners & Surveyors Limited

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

Date 日期

6.4.2023

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	Lots 1211 S.C (Part), 1248 (Part) and 1249 (Part) in DD 130, Fuk Hang Tsuen, Tsuen Mun, New Territories.	
Site area 地盤面積	580.8	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 Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTY/12	
Zoning 地帶	"Residential (Group D)" ("R(D)")	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 <u>          </u>  <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <u>          </u> <input type="checkbox"/> Month(s) 月 <u>          </u>	
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services with Ancillary Storage Area and Office	

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	279.8 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.48 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	7.5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	26.5 % <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		1
	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) _____ _____		1
	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 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) _____ _____		1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Location Plan (Plan 1), Lot Index Plan (Plan 2), Drainage Proposal (Plan 4) and Tree Preservation and Landscape Proposal (Plan 5)		
<b>Reports 報告書</b>		
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。

## 規 劃 署

屯門及元朗西規劃處  
新界沙田上禾輦路 1 號  
沙田政府合署 14 樓



By Post and Fax (2762 1783)

## Planning Department

Tuen Mun and Yuen Long West  
District Planning Office  
14/F, Sha Tin Government Offices,  
No.1 Sheung Wo Che Road,  
Sha Tin, N.T.

來函檔號 Your Reference  
本署檔號 Our Reference TPB/A/TM-LTYT/396  
電話號碼 Tel. No.: 2158 6286  
傳真機號碼 Fax No.: 2489 9711

11 February 2022

Goldrich Planners and Surveyors Ltd.  
Room 8E, 8/F., Keader Centre  
129-149 On Lok Road,  
Yuen Long, New Territories  
(Attn: Mr. Lau Tak, Francis)

Dear Sir,

Planning Application No. A/TM-LTYT/396  
Compliance with Approval Condition (f)

I refer to your submission dated 11 January 2022 for compliance with the captioned approval condition on the implementation of the drainage proposal.

Relevant department has been consulted. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,

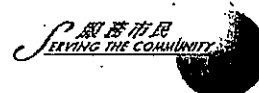
( Keith FUNG )

for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

cc.  
CE/MN, DSD  
Internal  
CTP/TPB(2)  
Site record

(Attn: Mr. HUI Pui Hei)

我們的理想 - 「透過規劃工作，使香港成為世界知名的國際都市。」  
Our Vision - "We plan to make Hong Kong an international city of world prominence."



規 劃 署  
屯門及元朗西規劃處  
新界沙田上禾輦路 1 號  
沙田政府合署 14 樓



By Post and Fax (2762 1783)  
Planning Department

Tuen Mun and Yuen Long West  
District Planning Office  
14/F, Sha Tin Government Offices,  
No.1 Sheung Wo Che Road,  
Sha Tin, N.T.

本函檔號 Your Reference  
本署檔號 Our Reference TPB/A/TM-LTYY/396  
電話號碼 Tel. No. : 2158 6286  
傳真機號碼 Fax No. : 2489 9711

29 September 2020

Goldrich Planners and Surveyors Ltd.  
Room 8E, Keader Centre  
129-149 On Lok Road,  
Yuen Long, New Territories  
(Attn: Mr. Lau Tak, Francis)

Dear Sir,

Planning Application No. A/TM-LTYY/396  
Compliance with Approval Condition (e)

I refer to your submission of 30 July 2020 for compliance with the captioned approval condition on the submission of a revised drainage proposal.

Relevant department has been consulted. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the above, please contact the undersigned.

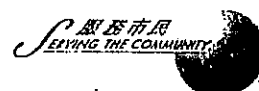
Yours faithfully,

( Keith FUNG )

for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

c.c.  
CE/MN, DSD (Attn.: Mr. Samuel CHAN) [Fax: 2770 4761]  
Internal  
CTP/TPB(2)  
Site record

我們的理想 - 「透過規劃工作，使香港成為世界知名的國際都市。」  
Our Vision - "We plan to make Hong Kong an international city of world prominence."



### Executive Summary

1. The application site is on Lots 1211 S.C (Part), 1248 (Part) and 1249 (Part) in D. D. 130, Fuk Hang Tsuen, Tuen Mun, New Territories.
2. The site falls within “Residential (Group D)” (“R(D)”) zone.
3. The applied use is “Proposed Temporary Shop and Services with Ancillary Storage Area and Office” for a Period of 3 Years.
4. The site area is about 580.8m<sup>2</sup>.
5. A total of 3 structures (gross floor area about 279.8m<sup>2</sup>) are proposed.
6. Operation hours are from 8 a.m. to 9 p.m. every day (including Sundays and Public Holidays).

### 行政摘要

1. 申請地點位於新界屯門福亨村丈量約份第 130 約地段第 1211 號 C 分段(部分)、第 1248 號(部分)、第 1249 號(部分)。
2. 申請地點處於「住宅(丁類)」用途地帶。
3. 申請用途為「擬議臨時商店及服務行業連附屬儲物室及辦公室」(為期三年)。
4. 申請面積為大約 580.8 平方米。
5. 申請地點擬議提供 3 個構築物(總樓面面積約 279.8 平方米)。
6. 營業時間為每天上午八時至晚上九時(星期日及公眾假期照常營業)。



## JUSTIFICATIONS

(Lot Nos. 1211 S.C (Part), 1248 (Part) and 1249 (Part) in D. D. 130, Fuk Hang Tsuen, Tuen Mun, New Territories)

### 1. The Proposed Use

The applied use is “Proposed Temporary Shop and Services with Ancillary Storage Area and Office” for a Period of 3 Years.

### 2. Location

The application site is on Lots 1211 S.C (Part), 1248 (Part) and 1249 (Part) in D.D. 130, Fuk Hang Tsuen, Tuen Mun, New Territories.

### 3. Site Area

The site area is about 580.8m<sup>2</sup>. No Government Land is involved.

### 4. Application Background

The site is the subject of 2 previously approved planning applications for temporary shop and services. The previously approved planning application was approved for “Temporary Shop and Services with Ancillary Storage Area and Office” for a Period of 3 Years on 24.4.2020 until 24.4.2023.

The previous applicant has complied with all the approval conditions. A new applicant has taken over the operation. She would like to apply for a fresh application for the same use to continue the operation. All the development parameters are the same as the previously approved planning application no.: A/TM-LTYT/396.

### 5. Town Planning Zoning

The site falls within an area zoned “Residential (Group D)” (“R(D)”) on the Approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTYT/12.

The planning intention of this zone is for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.

## 6. Development Parameters

### (a) Operation Hours (Same as previously approved planning application)

The operation hours will be from 8:00 a.m. to 9:00 p.m. every day (including Sundays and public holidays).

### (b) Nature of Business (Same as previously approved planning application)

The real estate agency will provide real estate agency services. The local provision store will sell soft drinks, candies, snacks etc.

### (c) Structure (Same as previously approved planning application)

There are 3 structures on site. Structures 1a is a local provisions store (G/F) and real estate agency (1/F) with shed projection (Structure 1b) for shedding purpose. Structure 2 is a container-converted toilet (G/F) and storage space (1/F). Structure 3 is an open staircase and platform connecting G/F and 1/F.

No.	Structures	Covered Area	Floor Area	No. of Storeys	Height (About)
1a	Local Provisions Store (G/F) Real Estate Agency (1/F)	12m x 9m = 108m <sup>2</sup>	12m x 9m x 2 storeys = 216 m <sup>2</sup>	2	7 m
1b	Shed Projection	15.8m <sup>2</sup>	15.8m <sup>2</sup>	-	7.5 m
2	Container-Converted Toilet and Storage	6m x 3m = 18m <sup>2</sup>	6m x 3m x 2 = 36m <sup>2</sup>	2	7 m
3	Open Staircase and platform	12m <sup>2</sup>	12m <sup>2</sup>	1	3 m
Total:		153.8m <sup>2</sup>	279.8m <sup>2</sup>		

## 7. Previous Application

Application No.	Applied Use	Decision
A/TM-LTYT/320	Proposed Temporary Shop and Services (Real Estate Agency and Local Provisions Store) with Ancillary Storage Area and Office for a Period of 3 Years	Approved on 25.11.2016
A/TM-LTYT/396	Temporary Shop and Services with Ancillary Storage Area and Office for a Period of 3 Years	Approved on 24.4.2020

The site is the subject of 2 previously approved planning applications for temporary shop and services. Approval of the current application would be in line with the previous decisions of the Board.

## 8. Compliance of Previous Planning Application Conditions

The previous applicant has complied with all the approval conditions

## 9. No Adverse Impacts to surrounding environment

### (a) Visual (Same as previously approved planning application)

The proposed developments are 1-2 storeys converted-container structures. It is compatible with the surrounding environment which comprises mainly domestic structures of 1-2 storeys. No significant adverse visual impact is anticipated.

### (b) Landscape (Same as previously approved planning application)

7 existing trees (*Ficus Microcarpa* 細葉榕) are found on the southern portion of the site and will be maintained in good conditions. Please refer to Implementation of the Tree Preservation and Landscape Proposal (Plan 5) for details.

The existing 7 trees will be properly maintained. Regular horticultural maintenance, viz. watering, weeding, fertilizer application and pruning, etc. shall be undertaken when necessary to ensure healthy establishment of trees. All these measures will follow the guidelines from the Tree Management Office including 'Tree Care During Construction' and 'Pictorial Guide for Tree Maintenance'.

### (c) Drainage (Same as previously approved planning application)

The existing drainage system is the same as the previously approved planning application. Please refer to Drainage Proposal (Plan 4) for details.

### (d) Traffic (Same as previously approved planning application)

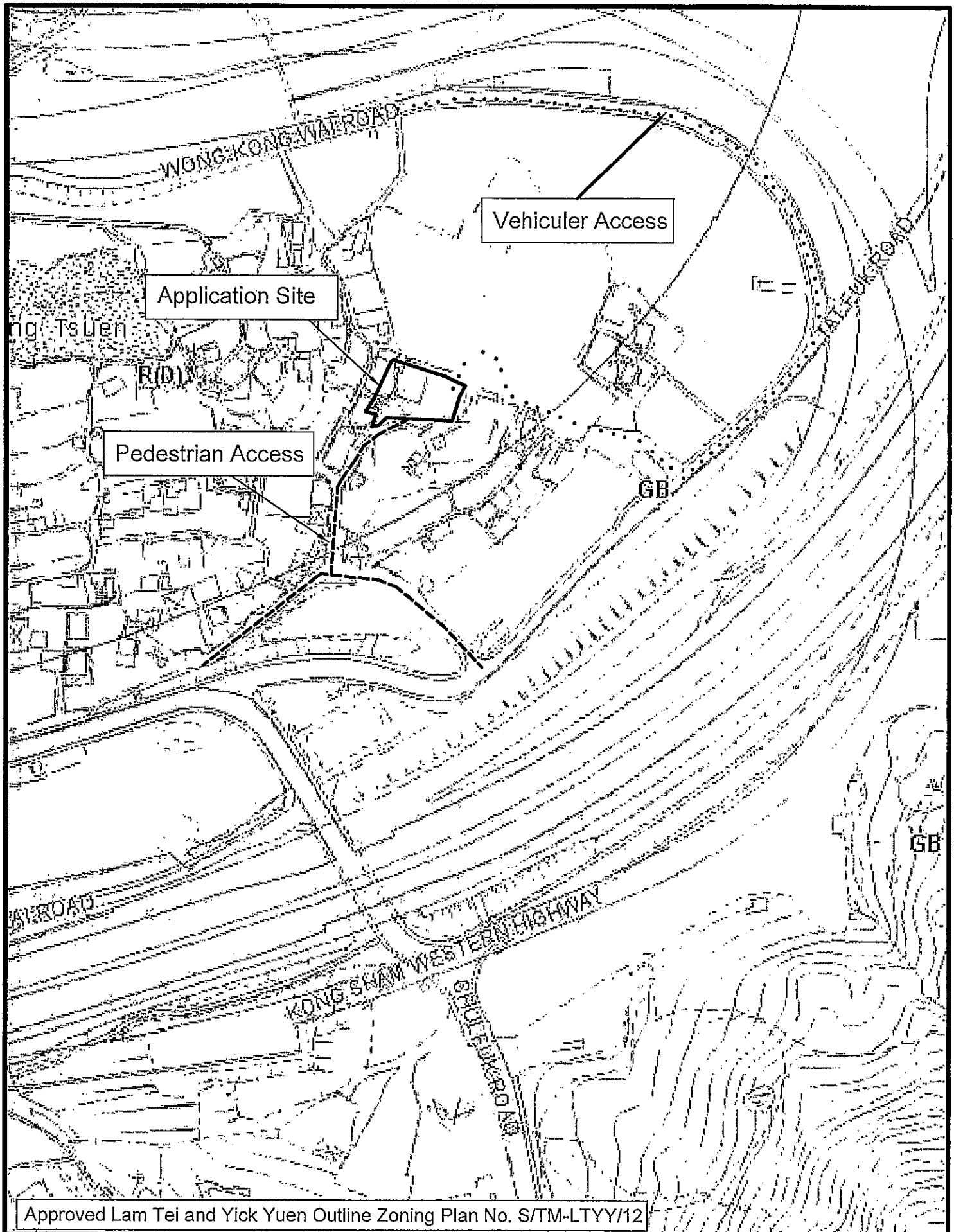
The proposed use is small in scale and aims at serving residents in the vicinity. A 3m pedestrian access is proposed on the southern portion of the site. As majority of patrons are expected to go to the proposed local provisions store and real estate agency by walking, only 1 parking space (5m (L) x 2.5m (W)) for private car and 1 loading / unloading space for light goods vehicle will be provided at the site. There is sufficient space for maneuvering of light goods vehicle.

The trip generation and attraction rate is anticipated to be 4 per week (2 in and 2 out). Given the short period of loading/unloading activities and the low level of trip generation and attraction rate, no significant adverse traffic impact to the local road network (Wong Kong Wai Road, Fuk Hang Tsuen Road and Tat Fuk Road) is expected.

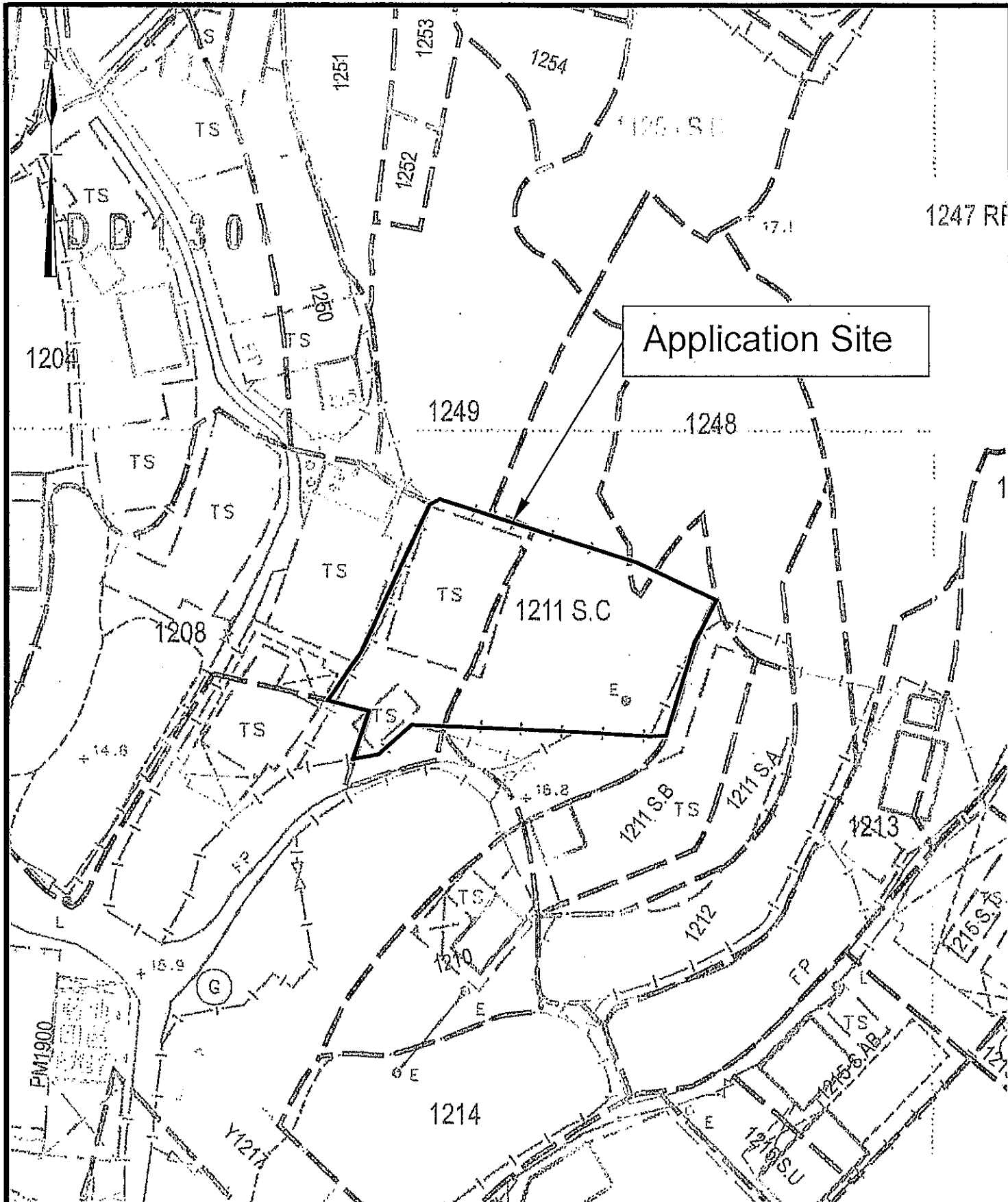
**10. Planning Gain**

There are several village houses in Fuk Hang Tsuen. To the further west is the residential developments Botania Villa and The Sherwood. However, there is a limited number of local provisions stores and real estate agency shops in the area. The proposed development serves to meet the needs of local people in these services.

- End -

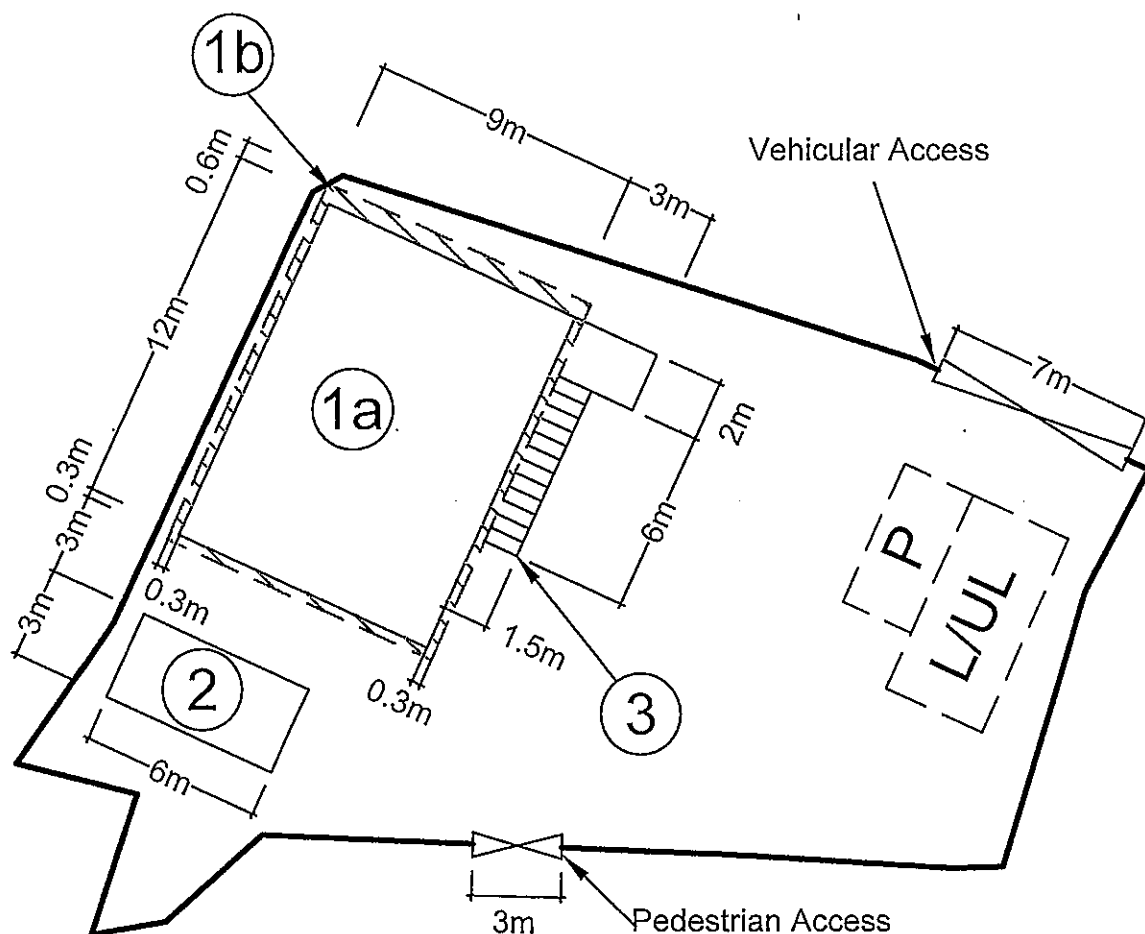


Not to Scale	<p data-bbox="687 1980 927 2022">Location Plan</p> <p data-bbox="557 2063 1083 2159">Lots 1211C (Part), 1248 (Part) and 1249 (Part) in D. D. 130 Fuk Hang Tsuen, Tuen Mun, New Territories</p>	Goldrich Planners & Surveyors Ltd.
March 2023		Plan 1 ( P 16043 )



Total Site Area : 580.8 m<sup>2</sup>

1:500	Lot Index Plan	Goldrich Planners & Surveyors Ltd.
March 2023	Lots 1211C (Part), 1248 (Part) and 1249 (Part) in D. D. 130 Fuk Hang Tsuen, Tuen Mun, New Territories	Plan 2 ( P 16043 )



Total site area: 580.8 m<sup>2</sup>

Legend:

[ P ] Parking Space for Private Car: 5m x 2.5m

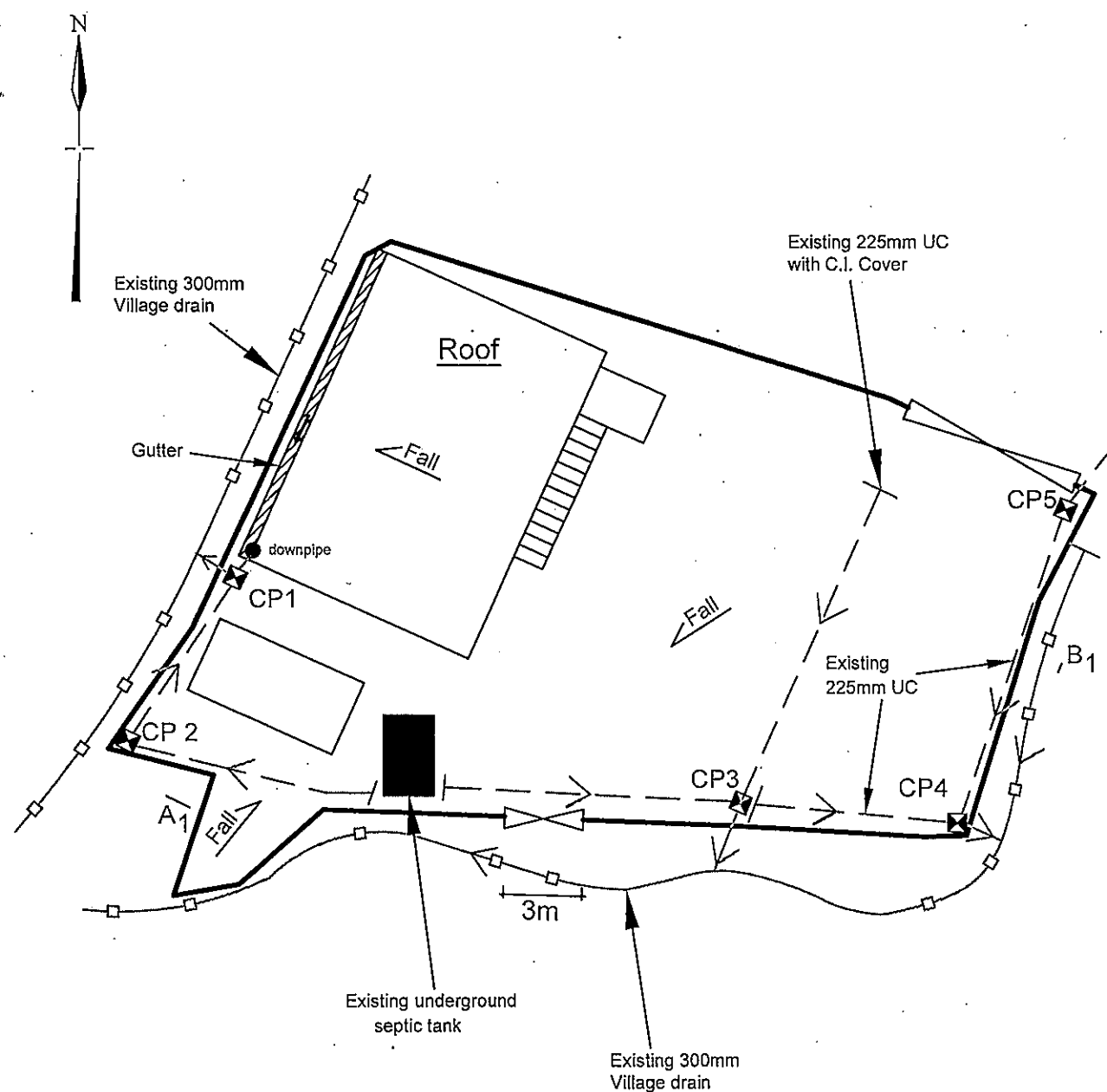
[ L/UL ] Loading/Unloading area for  
Light Goods Vehicle: 7m x 3.5m

Structure	Uses	Covered Area	Floor Area	No of Storey	Height (m)
1a	Local Provisions Store (G/F) Real Estate Agency (1/F)	12m x 9m = 108m <sup>2</sup>	108m <sup>2</sup> x 2 = 216m <sup>2</sup>	2	7
1b	Shed Projection	15.8m <sup>2</sup>	15.8m <sup>2</sup>	-	7.5
2	Container-Converted Toilet (G/F) and Storage (1/F)	6m x 3m = 18m <sup>2</sup>	18m <sup>2</sup> x 2 = 36m <sup>2</sup>	2	7
3	Open Staircase and Platform*	12m <sup>2</sup>	12m <sup>2</sup>	1	3
	Total	153.8m <sup>2</sup>	279.8m <sup>2</sup>		

\* Exclude the overlapping area with the shed projection (Structure 1b)

1:250	<b>Layout Plan</b>  Lots 1211C (Part), 1248 (Part) and 1249 (Part) in D. D. 130 Fuk Hang Tsuen, Tuen Mun, New Territories	Goldrich Planners & Surveyors Ltd.
March 2023		Plan 3 ( P 16043 )

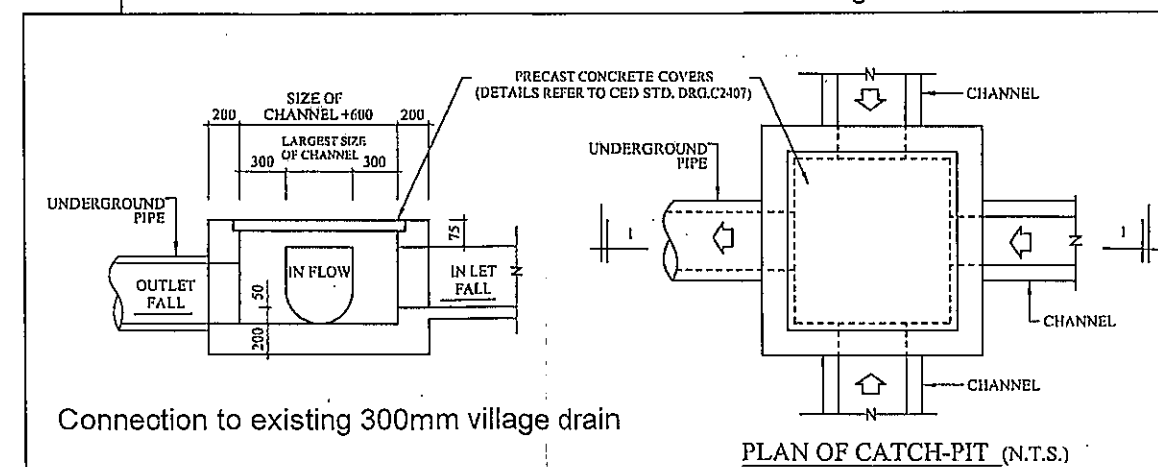
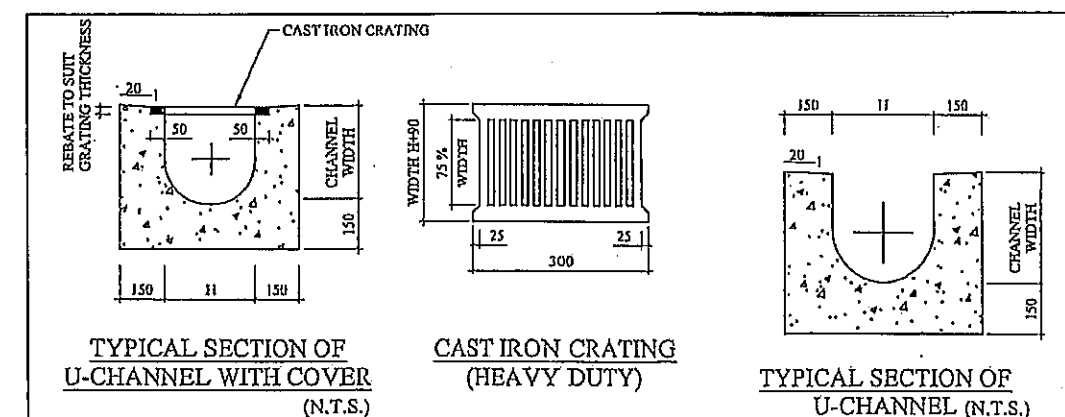
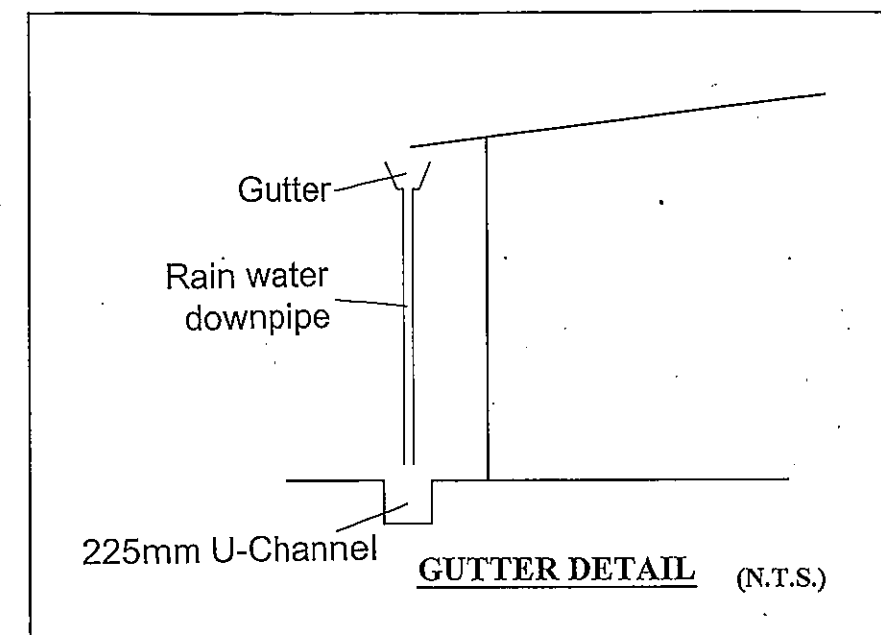




Legend:

- Existing Catchpit
- Proposed gutter system
- Proposed gutter downpipe
- Direction of water flow in gutter
- Existing 225mm U-Channel with C.I. Cover
- Existing 300mm Village Drain

Catchpit No.	G.L.(mP.D.)	I.L.(mP.D.)
CP 1 (existing)	16.80	16.53
CP 2 (propose)	16.80	16.57
CP 3 (existing)	16.80	16.56
CP 4 (existing)	16.80	16.57
CP 5 (existing)	16.85	16.52



1:250

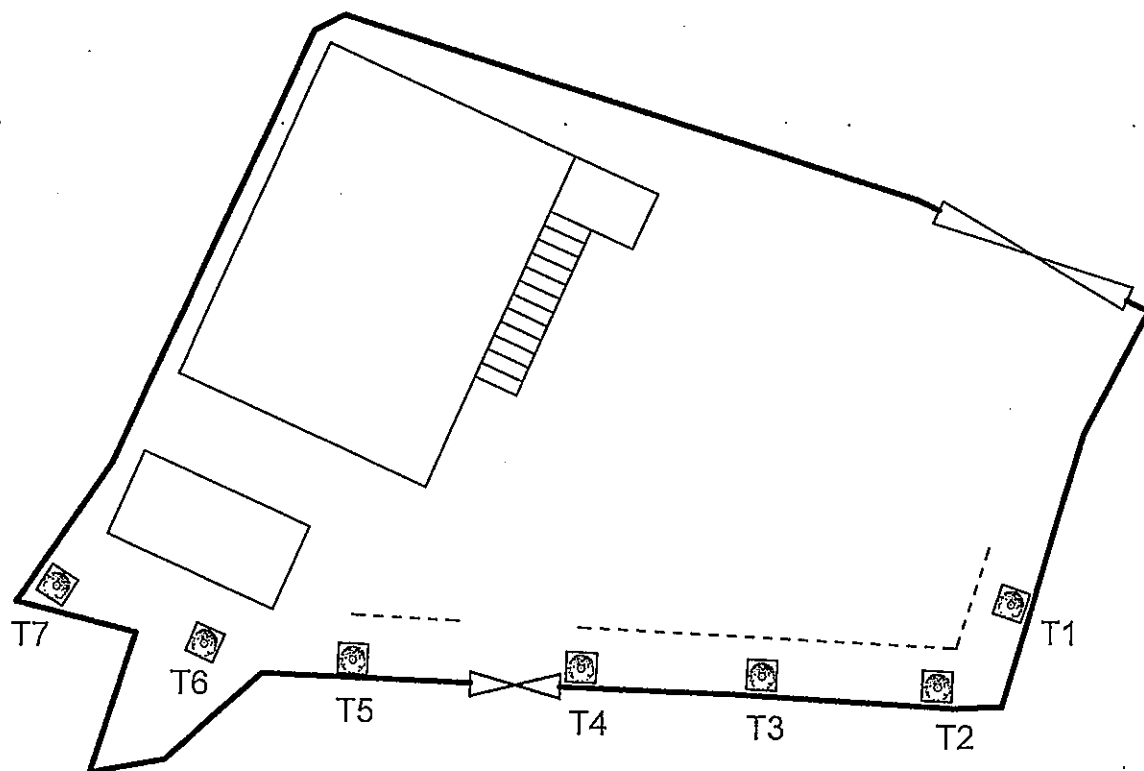
March 2023

## Drainage Proposal

Lots 1211C (Part), 1248 (Part) and 1249 (Part) in D. D. 130  
Fuk Hang Tsuen, Tuen Mun, New Territories

Goldrich Planners &  
Surveyors Ltd.

Plan 4  
( P 16043 )




Legend:

----- Kerb ( 1m away from planting area )



Open-bottom fixed planter x7  
( 1m (L) x 1m (W) x 1m (H) )

	Spacing (Centre to Centre)	Min. Size (Height)	Quantity
 Proposed Ficus Microcarpa (細葉榕)	4m	2.75m	7

1:250

## Tree Preservation and Landscape Proposal

Goldrich Planners &  
Surveyors Ltd.

March 2023

Lots 1211C (Part), 1248 (Part)  
and 1249 (Part) in D. D. 130  
Fuk Hang Tsuen, Tuen Mun, New Territories

Plan 5  
( P 16043 )

**GoldRich** PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

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

香港新界元朗安樂路129號基達中心8樓 E室

Your Ref.: A/TM-LTTY/454

Our Ref.: P16043/TL23205

24 May 2023

The Secretary  
Town Planning Board  
15/F., North Point Government Offices  
333 Java Road, North Point, Hong Kong

By Post and Email:  
tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information**

**S.16 Application for  
“Proposed Temporary Shop and Services with Ancillary Storage Area and Office”  
for a Period of 3 Years  
on Lots 1211 S.C (Part), 1248 (Part) and 1249 (Part)  
in D.D. 130, Fuk Hang Tsuen, Tuen Mun**

We would like to submit an updated Layout Plan (Plan 3a) to respond to the comments from Lands Department.

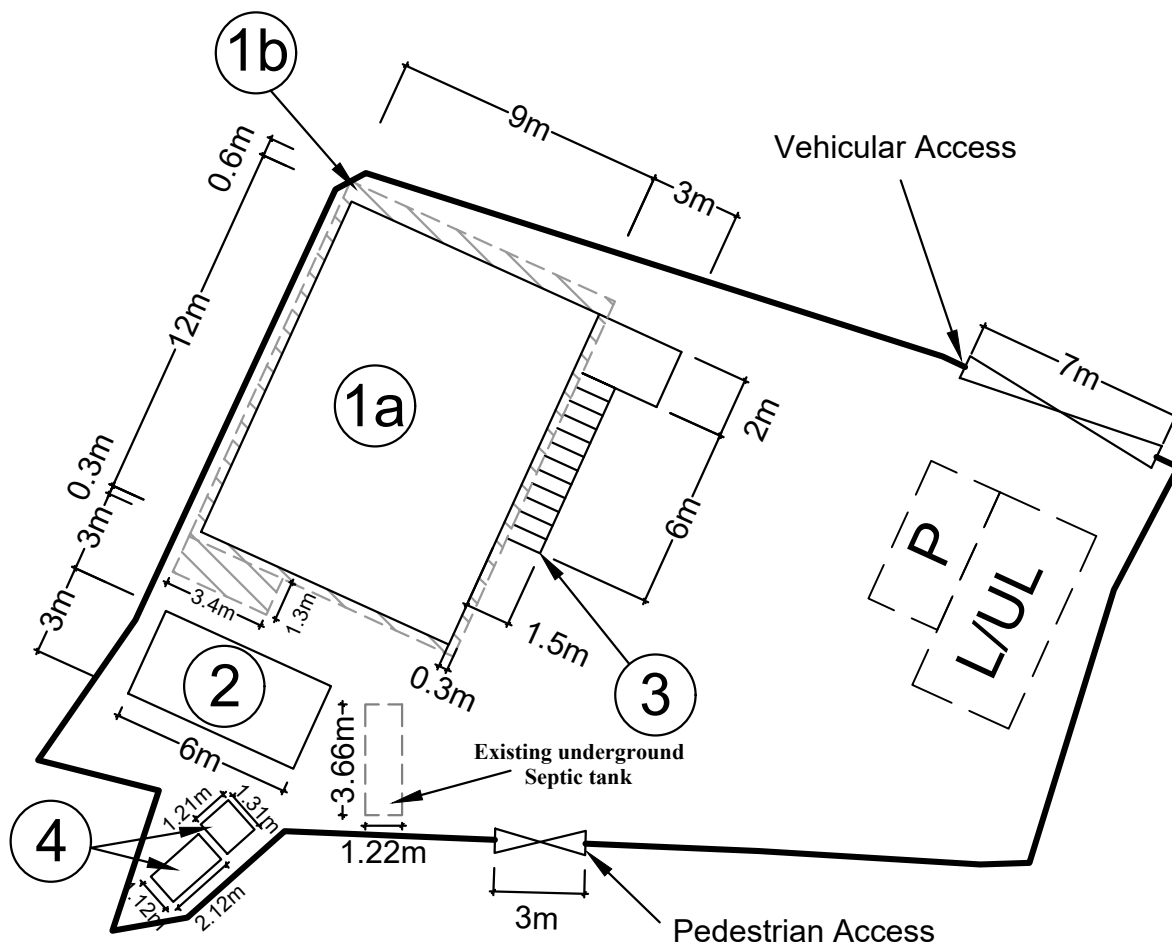
The B.O.A. of the existing structures has been updated. The existing fire pump room and water tank, and the existing underground septic tank have been added to the Layout Plan.

We attach the updated pages of executive summary, s.16 application form and justifications for the corresponding changes.

Yours faithfully,  
For and on behalf of  
Goldrich Planners & Surveyors Ltd.

  
\_\_\_\_\_  
Francis Lau

Encl.



Legend:

[ P ] Parking Space for Private Car: 5m x 2.5m

[ L/UL ] Loading/Unloading area for  
Light Goods Vehicle: 7m x 3.5m

Total site area: 580.8 m<sup>2</sup>

Structure	Uses	Covered Area	Floor Area	No of Storey	Height (m)
1a	Local Provisions Store (G/F) Real Estate Agency (1/F) with Ancillary Office	12m x 9m = 108m <sup>2</sup>	108m <sup>2</sup> x 2 = 216m <sup>2</sup>	2	7
1b	Shed Projection	20.2m <sup>2</sup>	20.2m <sup>2</sup>	-	7.5
2	Container-Converted Toilet (G/F) and Storage (1/F)	6m x 3m = 18m <sup>2</sup>	18m <sup>2</sup> x 2 = 36m <sup>2</sup>	2	7
3	Open Staircase and Platform*	12m <sup>2</sup>	12m <sup>2</sup>	1	3
4	Hose reel Pump Room and Water tank	<u>3.96m<sup>2</sup></u>	<u>3.96m<sup>2</sup></u>	1	2
Total		<u>162.16m<sup>2</sup></u>	<u>288.16m<sup>2</sup></u>		

\* Exclude the overlapping area with the shed projection (Structure 1b)

1:250	<b>Layout Plan</b>  Lots 1211C (Part), 1248 (Part) and 1249 (Part) in D. D. 130 Fuk Hang Tsuen, Tuen Mun, New Territories	Goldrich Planners & Surveyors Ltd.
May 2023		Plan 3a ( P 16043 )

## Executive Summary

1. The application site is on Lots 1211 S.C (Part), 1248 (Part) and 1249 (Part) in D. D. 130, Fuk Hang Tsuen, Tuen Mun, New Territories.
2. The site falls within “Residential (Group D)” (“R(D)”) zone.
3. The applied use is “Proposed Temporary Shop and Services with Ancillary Storage Area and Office” for a Period of 3 Years.
4. The site area is about 580.8m<sup>2</sup>.
5. A total of 4 structures (gross floor area about 288.16m<sup>2</sup>) are proposed.
6. Operation hours are from 8 a.m. to 9 p.m. every day (including Sundays and Public Holidays).

## 行政摘要

1. 申請地點位於新界屯門福亨村丈量約份第 130 約地段第 1211 號 C 分段(部分)、第 1248 號(部分)、第 1249 號(部分)。
2. 申請地點處於「住宅(丁類)」用途地帶。
3. 申請用途為「擬議臨時商店及服務行業連附屬儲物室及辦公室」(為期三年)。
4. 申請面積為大約 580.8 平方米。
5. 申請地點擬議提供 4 個構築物(總樓面面積約 288.16 平方米)。
6. 營業時間為每天上午八時至晚上九時(星期日及公眾假期照常營業)。

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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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 )

萬宜旅遊巴士有限公司

Man Yee Transportation Bus Company Limited

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

Goldrich Planners & Surveyors Limited

金潤規劃測量師行有限公司

### 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)	Lots 1211 S.C (Part), 1248 (Part) and 1249 (Part) in D.D. 130, Fuk Hang Tsuen, 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 ..... 580.8 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 288.16 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

<b>6. Type(s) of Application 申請類別</b>																			
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))</b> (如屬位於鄉郊地區臨時用途/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	Proposed Temporary Shop and Services with Ancillary Storage Area and Office  (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 .....																		
<b>(c) Development Schedule 發展細節表</b> <table border="0"> <tr> <td>Proposed uncovered land area 擬議露天土地面積</td> <td>418.64</td> <td>.....sq.m <input checked="" type="checkbox"/>About 約</td> </tr> <tr> <td>Proposed covered land area 擬議有上蓋土地面積</td> <td>162.16</td> <td>.....sq.m <input checked="" type="checkbox"/>About 約</td> </tr> <tr> <td>Proposed number of buildings/structures 擬議建築物/構築物數目</td> <td>4</td> <td>.....</td> </tr> <tr> <td>Proposed domestic floor area 擬議住用樓面面積</td> <td>N.A.</td> <td>.....sq.m <input type="checkbox"/>About 約</td> </tr> <tr> <td>Proposed non-domestic floor area 擬議非住用樓面面積</td> <td>288.16</td> <td>.....sq.m <input checked="" type="checkbox"/>About 約</td> </tr> <tr> <td>Proposed gross floor area 擬議總樓面面積</td> <td>288.16</td> <td>.....sq.m <input checked="" type="checkbox"/>About 約</td> </tr> </table>		Proposed uncovered land area 擬議露天土地面積	418.64	.....sq.m <input checked="" type="checkbox"/> About 約	Proposed covered land area 擬議有上蓋土地面積	162.16	.....sq.m <input checked="" type="checkbox"/> About 約	Proposed number of buildings/structures 擬議建築物/構築物數目	4	.....	Proposed domestic floor area 擬議住用樓面面積	N.A.	.....sq.m <input type="checkbox"/> About 約	Proposed non-domestic floor area 擬議非住用樓面面積	288.16	.....sq.m <input checked="" type="checkbox"/> About 約	Proposed gross floor area 擬議總樓面面積	288.16	.....sq.m <input checked="" type="checkbox"/> About 約
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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) Please refer to Appendix I for details.																			
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>1</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td></td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td></td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> </table>		Private Car Parking Spaces 私家車車位	1	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)							
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Others (Please Specify) 其他 (請列明)																			



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	288.16 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.50 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	7.5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	27.9 % <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		1
	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) _____ _____		1
	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 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) _____ _____		1

## 6. Development Parameters

### (a) Operation Hours (Same as previously approved planning application)

The operation hours will be from 8:00 a.m. to 9:00 p.m. every day (including Sundays and public holidays).

### (b) Nature of Business (Same as previously approved planning application)

The real estate agency will provide real estate agency services. The local provision store will sell soft drinks, candies, snacks etc.

### (c) Structures

There are 4 structures on site. The details of the structures are as follows:

No.	Structures	Covered Area	Floor Area	No. of Storeys	Height (About)
1a	Local Provisions Store (G/F) Real Estate Agency with Ancillary Office (1/F)	12m x 9m = 108m <sup>2</sup>	108m <sup>2</sup> x 2 storeys = 216 m <sup>2</sup>	2	7 m
1b	Shed Projection	20.2m <sup>2</sup>	20.2m <sup>2</sup>	-	7.5 m
2	Container-Converted Toilet (G/F) and Storage (1/F)	6m x 3m = 18m <sup>2</sup>	18m <sup>2</sup> x 2 = 36m <sup>2</sup>	2	7 m
3	Open Staircase and platform	12m <sup>2</sup>	12m <sup>2</sup>	1	3 m
4	Hose Reel Pump Room and Water Tank	3.96m <sup>2</sup>	3.96m <sup>2</sup>	1	2 m
Total:		162.16m <sup>2</sup>	288.16m <sup>2</sup>		

## 7. Previous Application

Application No.	Applied Use	Decision
A/TM-LTTY/320	Proposed Temporary Shop and Services (Real Estate Agency and Local Provisions Store) with Ancillary Storage Area and Office for a Period of 3 Years	Approved on 25.11.2016
A/TM-LTTY/396	Temporary Shop and Services with Ancillary Storage Area and Office for a Period of 3 Years	Approved on 24.4.2020

The site is the subject of 2 previously approved planning applications for temporary shop and services. Approval of the current application would be in line with the previous decisions of the Board.

**Appendix II of RNTPC**  
**Paper No. A/TM-LTY Y/454**

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

**Approved Application**

<b><u>No.</u></b>	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1.	A/TM-LTY Y/320	Temporary Shop and Services with Ancillary Storage Area and Office for a Period of 3 Years	25.11.2016 [Revoked on 25.4.2019]
2.	A/TM-LTY Y/396	Temporary Shop and Services with Ancillary Storage Area and Office for a Period of 3 Years	24.4.2020 [Lapsed on 25.4.2023]

**Similar s.16 Applications within the Same “R(D)” zone  
on the Lam Tei and Yick Yuen Outline Zoning Plan in Past 5 Years**

**Approved Applications**

<b><u>No.</u></b>	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1.	A/TM-LTY Y/395	Proposed Temporary Shop and Services with Ancillary Office for a Period of 3 Years	20.3.2020
2.	A/TM-LTY Y/430	Proposed Temporary Shop and Services with Ancillary Office for a Period of 3 Years	28.10.2022

**Government Departments' General Comments**

**1. Land Administration**

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

No adverse comment on the application.

**2. Traffic**

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

- no adverse comment on the application.

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

- no comment on the application.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- no environmental complaint concerning the Site received in the past three years.

**4. Drainage**

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

- no objection in principle to the application from public drainage point of view; and
- should the application be approved, conditions should be included to request the applicant to maintain the drainage facilities as per the drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area and to submit condition records of existing drainage facilities of the Site.

**5. Fire Safety**

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

No objection in principle to the proposal subject to the fire service installations being provided to the Site to the satisfaction of the D of FS.

**6. Electrical Safety**

Comments of the Director of Electrical and Mechanical Services (DEMS):

No comment on the application.

**7. Building Matters**

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

No objection to the application.

**8. Long Term Development**

Comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD):

No comment on the application.

**9. District Officer's Comments**

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

No comment from departmental point of views.

**10. Other Departments**

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

- Director of Agriculture, Fisheries and Conservation (DAFC);
- Commissioner of Police (C of P).
- Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office (ES(A&M), AMO).

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) the permission is given to the use(s) and development under application. It does not condone any other use(s) and development which currently exist on the Site but not covered by the application. The applicant shall be requested to take immediate action to discontinue such use(s) and development not covered by the permission;
- (c) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
  - (i) the Site falls within Lots 1211 S.C (Part), 1248 (Part) and 1249 (Part) in DD. 130 (“the Lots”). The Lots concerned are Old Schedule Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
  - (ii) the Site is accessible via a strip of Government land (GL) and a number of private lots leading from Tat Fuk Road. His office does not carry out maintenance works for the said GL nor has granted any right-of-way over the GL to the Site. The Government does not guarantee any right-of-way to the Site and the applicant must make his own arrangements for acquiring such right-of-way;
  - (iii) a Short Term Waiver (STW) with a permissible built over area of 160m<sup>2</sup> for the purposes of temporary shop and services with ancillary storage area and office is under processing by his office;
  - (iv) it is noted from the layout plan that hose reel pump room and water tank has been counted in the built over area calculation but the underground septic tank has not been so counted. Furthermore, the total build-over area provided by the applicant (i.e. 162.16m<sup>2</sup>) is slightly smaller than his office’s on-site measurements (i.e. about 174m<sup>2</sup> with the underground septic tank included). As such, his office’s measurement would be adopted in processing the STW application. Should planning approval be given to the subject application, his office will consider the STW application further. If the application is approved, it will be subject to such terms and conditions, including among others the payment of fee, as may be imposed by his office;
  - (v) in the event that planning permission is not given by the Town Planning Board, the Government may decide not to consider the STW application further. The Lots owner is required to demolish and remove all structures and debris on the Lots at his own costs as demanded by his office; and
  - (vi) his office reserves the right to take enforcement actions as considered appropriate against any unauthorized erection/extensions/alterations of structures within the Lots irrespective of whether planning permission will be given or not. Enforcement action will also be taken should any structures are found erected without prior approval given by his office or be in breach of the approval given;



- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - (i) the vehicular and pedestrian access (i.e. via Wong Kong Wai Road and Tat Fuk Road) from the public road to the Site are not and will not be maintained by HyD; and
  - (ii) as no public road is affected and the applicant shall be responsible for his own access arrangement;
- (e) to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department;
- (f) to note the comments of the Director of Environmental Protection (DEP) that if septic tank and soakaway system is used in case of unavailability of public sewer, its design and construction should follow the requirements of the Practice Note for Professional Persons 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” and are duly certified by an Authorized Person (AP);
- (g) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant is advised on the following points:
  - (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
  - (ii) the location of where the proposed FSI to be installed should be clearly marked on the layout plans, and
  - (iii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:

in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. 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; and
- (i) 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 by the Building Authority (BA) for any structures at the Site;
- (ii) if the existing structures are erected on leased land without approval of the BA (not being a New Territories Exempted House), they are unauthorized under the Building Ordinance (BO) and should not be designated for any approved use under the application;
- (iii) before any new building works (including erection of containers and connection of drainage) are to be carried out on the Site, the prior approval and consent of BD should be obtained, otherwise they are unauthorized building works (UBW). An AP should be appointed as the coordinator for the proposed building works in accordance with the BO;
- (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (v) in connection with (iii) 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;
- (vi) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
- (vii) if the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and
- (viii) formal submission under the BO is required for any proposed new works, including any temporary structures. Detailed comments will be provided at the building plan submission stage.

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**A/TM-LTYT/454 Fuk Hang Tsuen RE Agency**  
16/05/2023 01:48

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
File Ref:

Dear TPB Members,

396 had a number of extensions of time.

Members should ensure that conditions have finally been fully complied with.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Thursday, 2 April 2020 3:40 AM CST  
**Subject:** A/TM-LTYT/396 Fuk Hang Tsuen RE Agency

Dear TPB Members,

This is the same site minus the small piece of government land.

So applicant did not comply with conditions but is still in operation and ready for another round.

Rolling over these applications delays the implementation of the planning intention of providing more homes or community services.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Sunday, October 30, 2016 1:22:28 AM  
**Subject:** A/TM-LTYT/320 Fuk Hang Tsuen RE Agency

A/TM-LTYT/320

Lots in D.D.130 and adjoining Government Land, Fuk Hang Tsuen, Tsuen Mun

Site area : About 604.7 m<sup>2</sup> Includes Government Land of about 23.1 m<sup>2</sup>

Zoning : "Res Group D"

Applied Development : Real Estate Agency

Dear TPB Members,

So how come this site is not being used to address the dire shortage of land for

housing we keep hearing about?

600+sqmts to house a real estate agency?

Give over. Most agencies operate in shops of a few hundred square feet or less.

TPB members should advise the realtor to find a shop on the ground floor of a village house, a permitted use.

Application should be rejected as inappropriate use of a site zoned for residential to encourage land owner to get on with fulfilling the planning intention of the zoning.

Mary Mulvihill