

This document is received on 14 AUG 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)**

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-LTY / 461
	Date Received 收到日期	14 AUG 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)

TSE KAM KUEN 謝錦權

### 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)

FiBi International Project Consultancy Co. Limited (菲比國際項目顧問有限公司)

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界屯門福亨村丈量約份第 130 約地段第 1038 號 A 分段部份
(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 ..... 494 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 414.4 ..... 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

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	藍地及亦園分區計劃大綱核准圖編號S/TM-LTTY/12
(e) Land use zone(s) involved 涉及的土地用途地帶	「住宅(丁類)」
(f) Current use(s) 現時用途	空置  (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 \_\_\_\_\_ (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 \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立法法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

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

<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	擬議臨時商店及服務行業連附屬辦公室  (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>	
Proposed uncovered land area 擬議露天土地面積	..... 285.3 ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 208.7 ..... 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	..... NA ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 414.4 ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 414.4 ..... 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) 列於布局設計圖 ..... ..... .....	
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	..... 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)	..... NA .....
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	..... 1 .....
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)	..... NA .....



Proposed operating hours 擬議營運時間

星期一至六早上 09:00 至 晚上 18:00, 星期日及公眾假期休息

(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	<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)) 申請地點可由福亨村路到達
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)

(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?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....
	No 否	<input checked="" type="checkbox"/>

(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	<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"/>	

(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 <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"/>	

	<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>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b>	
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>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>



**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。

1. 申請人要求批給規劃許可，准許將申請地點用作擬議臨時商店及服務行業連附屬辦公室。
2. 地盤面積約 494平方米，申請地點內設有3個構築物，構築物A面積約110平方米，2層高座地不高於7.5米，用作商店辦公室及員工休息室用途，A側面有一條樓梯面積約3平方米，構築物B面積約222平方米，2層高座地不高於7.5米，用作商店零售用途，構築物C面積約79.4平方米，2層高座地不高於7.5米，用作商店辦公室及洗手間用途，總樓面面積約414.4平方米。申請地點提供1個輕型貨車上落客貨車位及1個私家車位。場地營業時間為星期一至六上午9時至下午6時，星期日及公眾假期休息。
3. 擬建項目為臨時用途，為期3年，不會損害當前分區的長遠規劃意圖。
4. 城市規劃委員會認為合適的，申請人將遵守規劃條件。
5. 申請地點可由福亨村路到達。
6. 對環境和噪音的影響微不足道，在敏感時間將不會進行任何操作。
7. 施工現場已設置表面U型渠，排水影響小。
8. 申請地點相鄰的A/TM-L TYY/430及A/TM-L TYY/446類似服務獲得規劃許可，希望申請類似的優惠待遇。
9. 申請地點可滿足當地居民對五金雜貨之需求。
10. 商店主要用作零售雜貨五金材料之用途。
11. 申請地點外有一條車路，預算每日出入車輛數量約10次，私家車出入約6次，上落貨車每日出入約4次，申請地點預算每日最多40人，客人可乘坐小巴在福亨村路下車步行約8分鐘前往申請地點。
12. 申請地點私家車位用作員工及客戶之用，平日上落貨亦不多，所以上落貨車及私家車位足夠應付場地設施，亦不會有車輛阻塞或排隊情況。




**8. Declaration 聲明**

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

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

Signature  
簽署

  
CHAN YU HIM

Name in Block Letters  
姓名（請以正楷填寫）

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

Project Manager

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

FiBi International Project Consultancy Co. Limited(菲比國際項目顧問有限公司)

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

Date 日期

01/08/2023

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界屯門福亨村丈量約份第 130 約地段第 1038 號 A 分段部份
Site area 地盤面積	494 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	藍地及亦園分區計劃大綱核准圖編號S/TM-LTTY/12
Zoning 地帶	「住宅(丁類)」
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 _____ <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 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	擬議臨時商店及服務行業連附屬辦公室



(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	NA <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	414.4 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	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 type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	<input 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 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 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) _____ _____		0 0 1 0 0

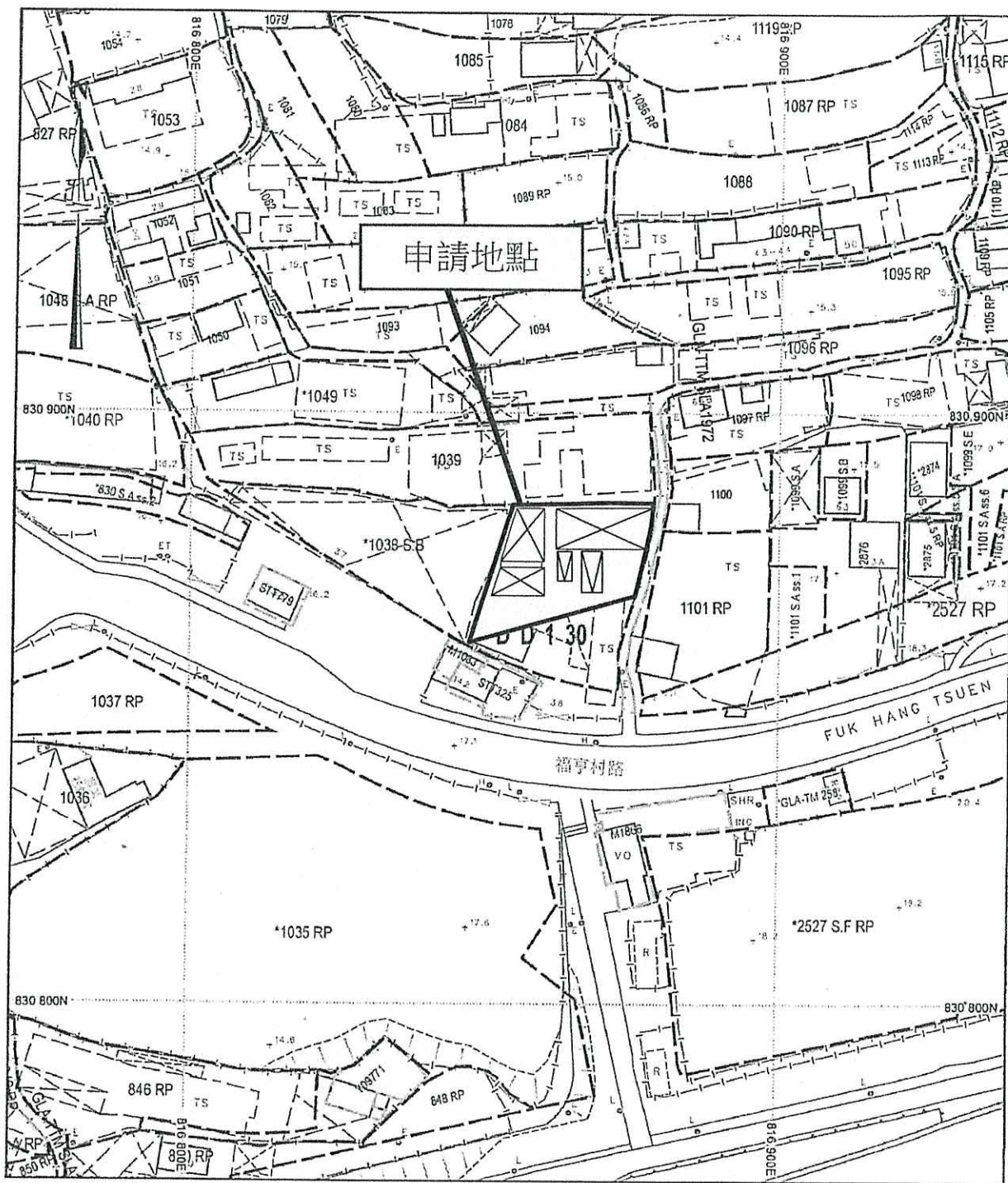
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 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 checked="" type="checkbox"/>	<input type="checkbox"/>
位置圖,車輛通道圖,擬議排水建議圖,車輛行駛圖		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input 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。



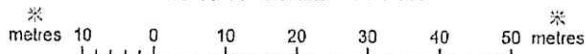
# 地段索引圖 LOT INDEX PLAN




地政總署測繪處

Survey and Mapping Office, Lands Department

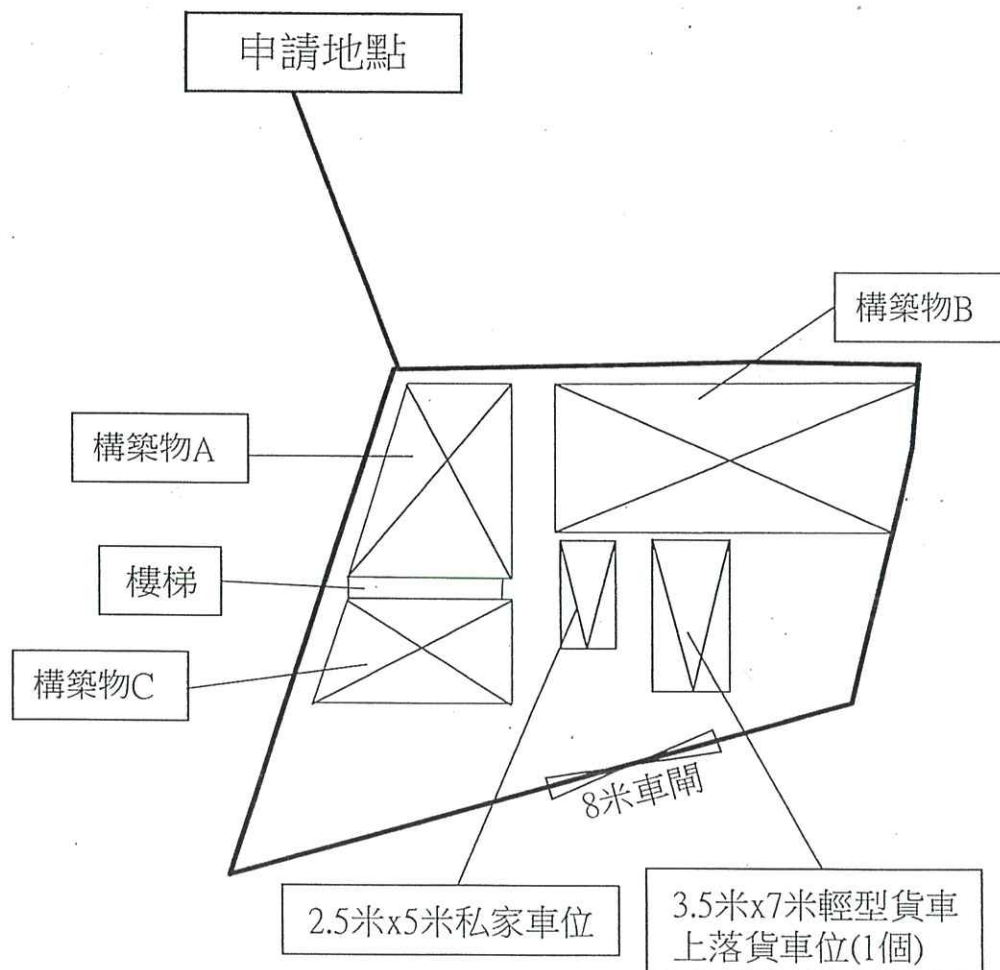
比例尺 SCALE 1:1 000





<p>Project 項目名稱：</p> <p>擬議臨時商店及服務行業連附屬辦公室 新界屯門福亨村丈量約份第 130 約地段 第 1038 號 A 分段部份</p>	<p>Remarks 備註：</p>	<p>Scale 比例：</p> <p><u>10M</u></p>
	<p>Drawing Title 圖紙標題：</p> <p>位置圖</p>	<p>Drawing No 圖紙號：</p> <p>圖 1</p> <div data-bbox="1259 1944 1391 2060">  </div> <p>FiBi International Project<sup>™</sup> Consultancy Co. Limited</p>

申請地點內設有3個構築物：

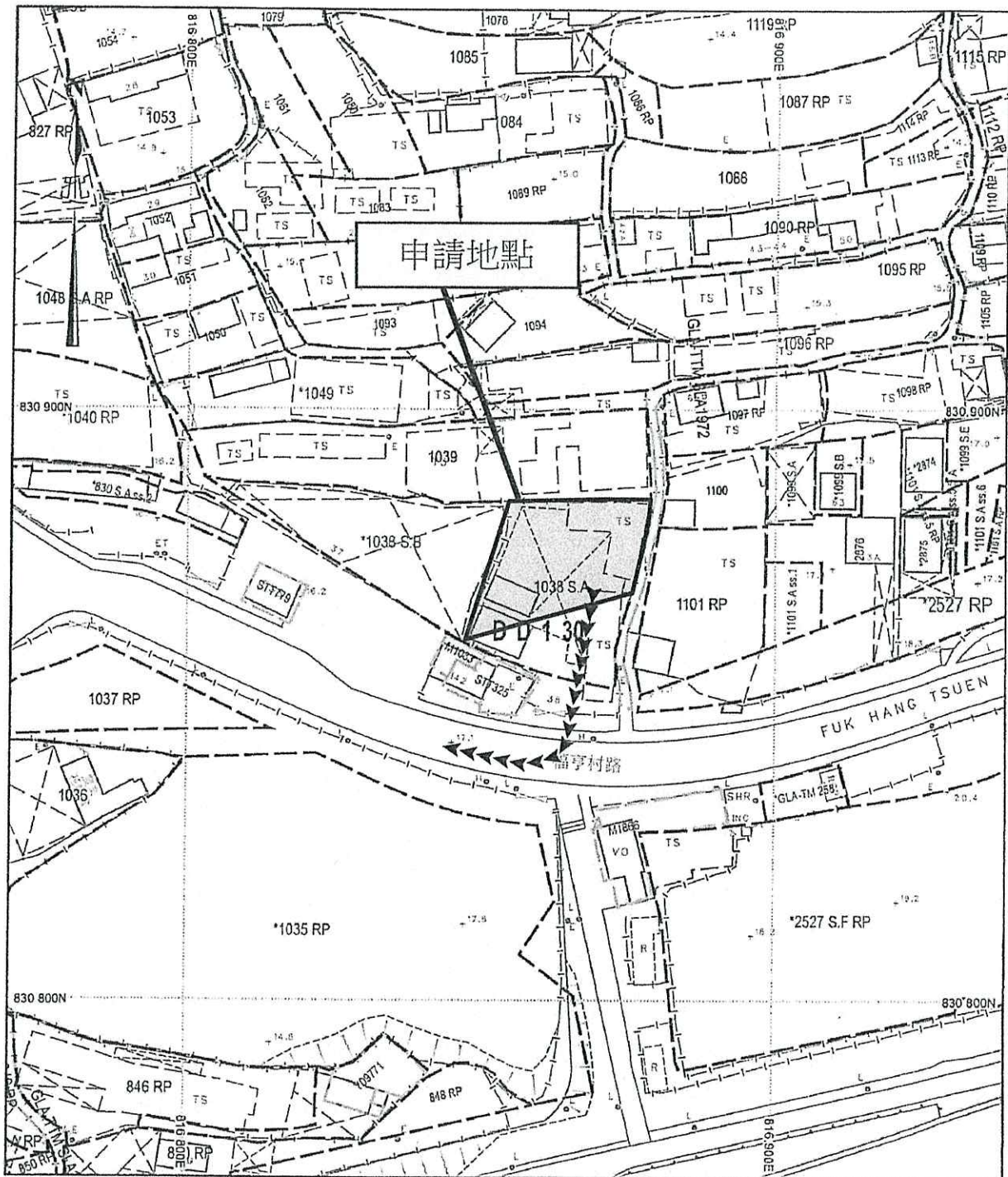
構築物	總佔地面積	總樓面面積	佈置	用途
A(2層高)	55平方米	110平方米	座地不高於7.5米	商店辦公室及員工休息室
C(2層高)	39.7平方米	79.4平方米	座地不高於7.5米	商店辦公室及洗手間
A側面	3平方米	3平方米	座地不高於4米	樓梯
B(2層高)	111平方米	222平方米	座地不高於7.5米	商店零售
208.7平方米		414.4平方米		



Project 項目名稱：  擬議臨時商店及服務行業連附屬辦公室 新界屯門福亨村丈量約份第 130約地段 第1038號A分段部份	Remarks 備註：  車閘		Scale 比例：
	Drawing Title 圖紙標題：  布局設計圖	Drawing No 圖紙號：  圖 2	 FIBI International Project Consultancy Co. Limited



# 地段索引圖 LOT INDEX PLAN



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000

米 metres 10 0 10 20 30 40 50 metres



Project 項目名稱:

擬議臨時商店及服務行業連附屬辦公室  
新界屯門福亨村丈量約份第130約地段  
第1038號A分段部份

Remarks 備註:   由申請地點直達福亨村路

Scale 比例:

10M

Drawing Title 圖紙標題:

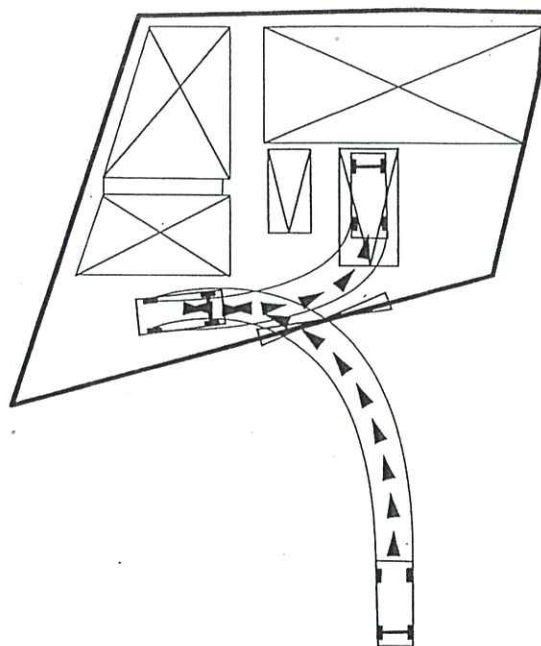
車輛通道圖

Drawing No 圖紙號:

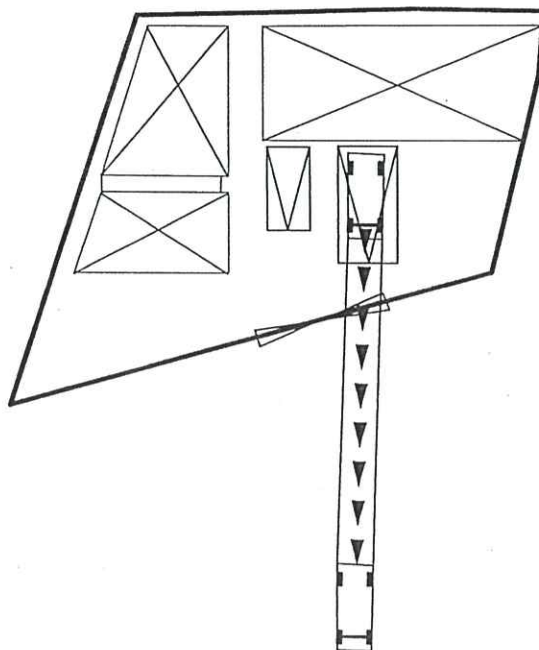
圖3



FIBI International Project  
Consultancy Co. Limited



輕型貨車駛入路線圖



輕型貨車駛出路線圖

Project 項目名稱：

擬議臨時商店及服務行業連附屬辦公室，  
新界屯門福亨村丈量約份第 130 約地段  
第1038號A分段

Remarks 備註：



申請地點



輕型貨車



車位



車輛路徑線

Scale 比例：

Drawing Title 圖紙標題：

行駛路線圖

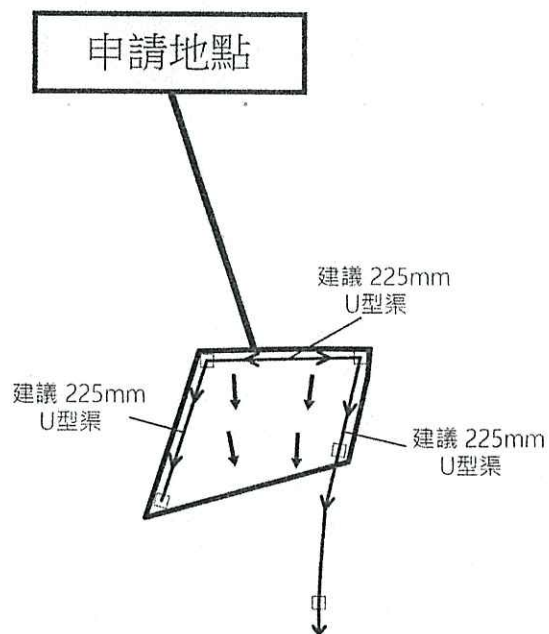
Drawing No 圖紙號：



圖4



Fibi International Project  
Consultancy Co. Limited





<p>Project 項目名稱：</p> <p>擬議臨時商店及服務行業連附屬辦公室 新界屯門福亨村丈量約份第 130 約地段 第1038號A分段部份</p>	<p>Remarks 備註： <input type="checkbox"/> 擬議的集水坑  地面流動方向</p>		<p>Scale 比例：</p> <p><u>10M</u></p>
	<p>Drawing Title 圖紙標題：</p> <p>擬議排水建議圖</p>	<p>Drawing No 圖紙號：</p> <p>圖5</p>	 <p>FIBI International Project Consultancy Co. Limited</p>

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public



**Fw: Planning Applications A/TM-LTY/461 - Departmental Comments**

04/09/2023 15:24

From: tmylwdpo\_pd/PLAND/HKSARG  
To: Eva Ka Yan TAM/PLAND/HKSARG@PLAND  
Cc: Ling Chi CHEUNG/PLAND/HKSARG@PLAND, Danny Hoi Hei NG/PLAND/HKSARG@PLAND  
File Ref:

----- Forwarded by tmylwdpo\_pd/PLAND/HKSARG on 04/09/2023 15:24 -----

From: <tpbpd@pland.gov.hk>  
To: <tmylwdpo@pland.gov.hk>  
Cc: <kkfyiu@pland.gov.hk>  
Date: 04/09/2023 12:22  
Subject: FW: Planning Applications A/TM-LTY/461 - Departmental Comments

From: [REDACTED]  
Sent: Monday, September 4, 2023 12:10 PM  
To: ekytam@pland.gov.hk; tpbpd@pland.gov.hk  
Subject: Re: Planning Applications A/TM-LTY/461 - Departmental Comments

致：規劃處/運輸署/路政署

內容：有關A/TM-LTY/461回覆的意見

<[ekytam@pland.gov.hk](mailto:ekytam@pland.gov.hk)> 於 2023年8月31日 週四 上午10:00寫道：  
Our Reference: ( ) in TPB/A/TM-LTY/461

Dear Mr. Chan,

**Application No. A/TM-LTY/461 under s.16 of the Town Planning Ordinance**

As per your request, please find below the departmental comments concerning the captioned application:

**Transport Department (Contact Person: Mr. Chan 2399 2426)**

**Highways Department (Contact Person: Mr. LI, Tel: 2762 3950)**



Should you wish to submit further information in response to the above, please do so preferably as soon as possible in writing to Secretary of the Town Planning Board (Address: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong; Fax: 2877 0245) with a copy to us. In submitting the further information, reference should be made to the TPB Guidelines No. 32A on the Submission of Further Information in Relation to Applications for Amendment of Plan, Planning Permission and Review.

Alternatively, you can request the TPB to defer the consideration of the application in order to allow more time to prepare the further information. For details, please refer to the TPB Guidelines No. 33A on Deferment of Decision on Representations, Comments, Further Representations and Applications. Both guidelines could be retrieved from the TPB website: <http://www.info.gov.hk/tpb/en/forms/guideline.html>

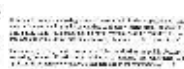
Regards,  
Eva

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

Tel: 2158 6286



noname.gif



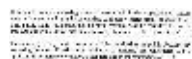
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回覆規劃署.pdf



日期：03-09-2023

編號：FBI-TMLT-RCGB2023-04-11

致：規劃署/運輸署

電郵

尊敬的先生/女士,

內容：有關A/TM-LTYT/461回覆運輸署的意見

有關申請地點,主要提供周邊當地居民使用,居民步行到申請地點較多,有關私家車每日出入車輛數量約6次,停泊車輛亦需要預約,如車位不足,會要求居民到周邊屋園停泊,周邊屋園(綠怡居及豫豐花園)亦有時租車位,屋園步行至申請地點約5分鐘,不會有停泊及阻塞情況,可滿足擬議申請地點的泊車及上落客需要。

申請地點構築物不會建設在公共行人路及政府土地上,亦會保留現有寬道。

私家車行駛路線圖(看圖6)。

申請地點平日車輛亦不多,有關預算上落貨車只有一輛 5.5 噸,每天最多上落貨物各2次,預算會在10:00至上午11:00之間約10分鐘及15:00至16:00之間約10分鐘。申請地點亦有足夠位置迴轉,所以排隊及等待機會不大,亦不會有車輛倒車進出公共行人路及政府土地上情況。

出入口位置不會做任何改動,如申請地點批准,規劃處/路政署要求申請人的條件,有任何改動會自費設計及建造並將符合規劃處、運輸署及路政署要求。

為了方便你們考慮我們的申請,我附上以下供你們參考的文件,如果你們對提交文件有任何疑問,請致電 [REDACTED]。

Billy Chan

Project Manager

電話：[REDACTED]

公司地址：[REDACTED]





日期：03-09-2023

編號：FBI-TMLT-RCGB2023-04-11

致：規劃署/路政署

電郵

尊敬的先生/女士,

內容：有關A/TM-LTYT/461回覆路政署的意見

申請人同意負責建設及維護,同意有效期滿後拆除有關物品及恢復原狀。

如申請地點批准,規劃處/路政署要求申請人的條件,在駛出/駛入兩側設置護柱,申請人願意遵守並符合規劃處、運輸署及路政署要求。

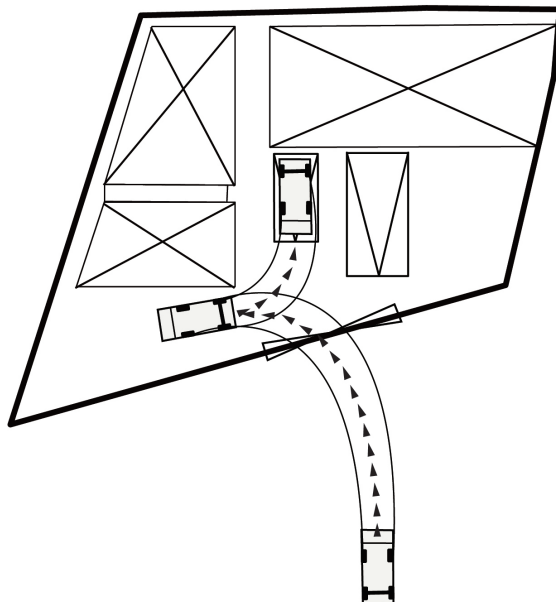
為了方便你們考慮我們的申請，我附上以下供你們參考的文件，如果你們對提交文件有任何疑問，請致電 [REDACTED]。

Billy Chan

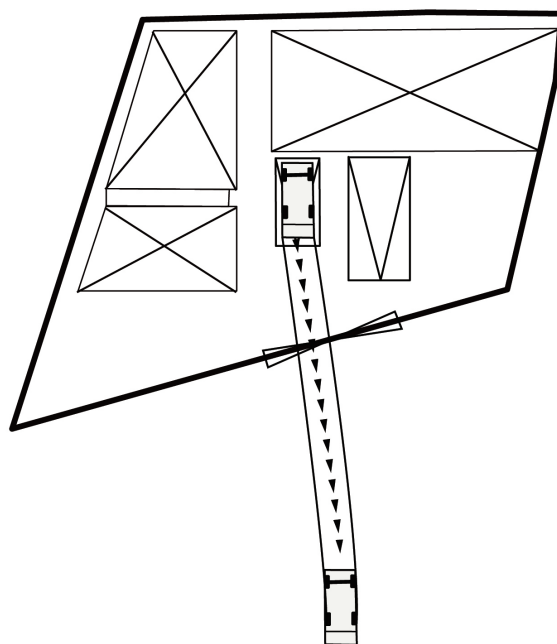
Project Manager

電話：+


公司地址



私家車駛入路線圖



私家車駛出路線圖

<p>Project 項目名稱：</p> <p>擬議臨時商店及服務行業連附屬辦公室， 新界屯門福亨村丈量約份第 130 約地段 第1038號A分段</p>	<p>Remarks 備註：</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; width: 30px; height: 15px;"></div> 申請地點         <div style="border: 1px dashed black; width: 30px; height: 15px;"></div> 車位       </div> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); width: 30px; height: 15px;"></div> 車輛路徑線         <div style="width: 30px; height: 15px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, black 2px, black 4px);"></div> </div> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="width: 30px; height: 15px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px);"></div> 私家車       </div>	<p>Scale 比例：</p>
	<p>Drawing Title 圖紙標題：</p> <p>私家車行駛路線圖</p>	<p>Drawing No 圖紙號：</p> <p>圖6</p> <div style="text-align: center;">  <p>FiBi International Project Consultancy Co. Limited</p> </div>



☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publ



**Fw: Planning Applications A/TM-LTY/461 - Departmental Comments**  
18/09/2023 14:12

From: tmylwdpo\_pd/PLAND/HKSARG  
To: Eva Ka Yan TAM/PLAND/HKSARG@PLAND  
Cc: Ling Chi CHEUNG/PLAND/HKSARG@PLAND, Danny Hoi Hei NG/PLAND/HKSARG@PLAND

----- Forwarded by tmylwdpo\_pd/PLAND/HKSARG on 18/09/2023 14:12 -----

From: <tpbpd@pland.gov.hk>  
To: <tmylwdpo@pland.gov.hk>  
Cc: <yymyiu@pland.gov.hk>  
Date: 18/09/2023 13:48  
Subject: FW: Planning Applications A/TM-LTY/461 - Departmental Comments

From: [REDACTED]  
Sent: Monday, September 18, 2023 1:41 PM  
To: ekytam@pland.gov.hk; tpbpd@pland.gov.hk  
Subject: Re: Planning Applications A/TM-LTY/461 - Departmental Comments

有關 A/TM-LTY/461 回覆文件, 並取代 2023 年 9 月 15 日 11:54 之電郵

[REDACTED] 於 2023 年 9 月 15 日 週五 上午 11:54  
寫道:  
回覆有關 A/TM-LTY/461

<ekytam@pland.gov.hk> 於 2023 年 9 月 13 日 週三 上午 11:14 寫道:  
Our Reference: ( ) in TPB/A/TM-LTY/461

Dear Mr. Chan,

As per your request, please find below the departmental comments concerning the captioned application:

**Further Comments (on FI submitted on 4 Sept 2023) from TD**  
**(Contact Person: Mr. CHAN 2399 2426)**

The applicant stated in the FI that no modification at the vehicular run-in/out at the footpath is required. However, it is illegal to drive on footpath. Hence, before the section of footpath linking between the subject site and the carriageway is converted into vehicular run-in/out in accordance with HyD Standards, it is illegal



日期：13-09-2023

編號：FBI-TMLT-RCGB2023-04-11

致：規劃署/運輸署

電郵

尊敬的先生/女士，

內容：有關A/TM-LTYT/461回覆運輸署的意見

之前回覆有關文字打有錯誤。

申請地點車輛進出路會做改動，如申請地點批准許可，申請人按照規劃署條件及要求，並向有關部門申請車輛進出路申請，任何改動申請人會自費設計及建造並將符合規劃處、運輸署、地政署及路政署要求。

申請地點，不會作汽車維修工場、拆卸、保養、修理、清潔、噴漆、工場活動之用途。

為了方便你們考慮我們的申請，我附上以下供你們參考的文件，如果你們對提交文件有任何疑問，請致電 [REDACTED]。

Billy Chan

Project Manager

電話：

公司地址





日期：13-09-2023

編號：FBI-TMLT-RCGB2023-04-11

致：規劃署/地政署

電郵

尊敬的先生/女士,

內容：有關A/TM-LTYT/461回覆地政署的意見

有關申請地點內共建有三座構築物與現時申請佈局不符，如城市規劃委員會批給有關申請許可，申請人將遵守規劃處條件及要求，亦會按照申請的佈局和配置建設，申請人承諾將會糾正有關構築物，亦會根據申請圖則向地政署申請短期豁免書及遵守地政署有關條款，以符合規劃處及地政署要求。

申請地點車輛進出路會做改動,如申請地點批准許可,申請人按照規劃署條件及要求,並向有關部門申請車輛進出路申請,申請將符合規劃處、運輸署、地政署及路政署要求。

為了方便你們考慮我們的申請，我附上以下供你們參考的文件，如果你們對提交文件有任何疑問，請致電 [REDACTED]。

Billy Chan

Project Manager

電話 [REDACTED]

公司地址： [REDACTED]

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**Fw: 有關A/TM-LTTY/461 補充資料**

21/09/2023 16:11

From: tmylwdpo\_pd/PLAND/HKSARG  
To: Eva Ka Yan TAM/PLAND/HKSARG@PLAND  
Cc: Ling Chi CHEUNG/PLAND/HKSARG@PLAND, Danny Hoi Hei NG/PLAND/HKSARG@PLAND

----- Forwarded by tmylwdpo\_pd/PLAND/HKSARG on 21/09/2023 16:11 -----

From: tpbpd/PLAND/HKSARG  
To: tmylwdpo@pland.gov.hk  
Cc: Yuki Man Yin YIU/PLAND/HKSARG@PLAND  
Date: 21/09/2023 16:07  
Subject: Fw: 有關A/TM-LTTY/461補充資料

----- Forwarded by tpbpd/PLAND/HKSARG on 21/09/2023 16:07 -----

From: [REDACTED]  
To: dhhng@pland.gov.hk, tpbpd@pland.gov.hk  
Date: 21/09/2023 16:00  
Subject: 有關A/TM-LTTY/461補充資料

1. 申請地點，只會有私家車及5.5噸以下貨車進入。



**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 [Revoked on 21.6.2022]
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]
3.	A/TM-LTY Y/430	Proposed Temporary Shop and Services with Ancillary Office for a Period of 3 Years	28.10.2022
4.	A/TM-LTY Y/454	Temporary Shop and Services with Ancillary Storage Area and Office for a Period of 3 Years	9.6.2023

**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;
- should the application be approved, approval conditions should be included to request the applicant to design and construct the vehicular access to the satisfaction of relevant departments at the applicant's own cost.

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

No adverse comment on the application.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application as the proposed use does not involve operation of heavy vehicles and dusty activities; and
- no environmental complaint concerning the application site (the Site) has been 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, approval conditions should be included to request the applicant to submit, implement and maintain the drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area.

**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. Building Matters**

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

No objection to the application.

**7. Long Term Development**

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

No comment on the application.

**8. District Officer's Comments**

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

No comment from departmental point of view.

**9. Other Departments**

Director of Agriculture, Fisheries and Conservation (DAFC), Director of Electrical and Mechanical Services (DEMS), Commissioner of Police (C of P), and Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) have no comment on the application.

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
- (i) the application site (the Site) falls within a portion of Lot 1038 S.A. in D.D.130 (“the Lot”). The Lot is an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
  - (ii) no approval has been given for erection of existing nor the proposed structures on the Site under the Block Government Lease;
  - (iii) the Site is accessible via a strip of government land leading from Fuk Hang Tsuen Road. His office does not carry out maintenance works for the said government land nor has granted any right-of-way over the said government land to the Site;
  - (iv) his office noted that the Site would not be used for the purposes of vehicle repair workshop, scrapping, maintenance, repair, cleaning, spray painting activities, and workshop and the existing structures would be rectified such that the layout and configuration of the temporary structures would tally with the proposed layout plan as indicated in the planning application;
  - (v) should planning approval be given to the subject application, the lot owner(s) will need to apply to his office for a short term waiver to permit the structures to be erected or regularize any irregularities on the Site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Application will be considered by his office acting in the capacity as the landlord at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, they will be subject to such terms and conditions, including among others the payment of fee, as may be imposed by his office; and
  - (vi) his office reserves the right to take lease enforcement actions as considered appropriate against any unauthorized erection/extensions/alterations of structures erected or to be erected within the Lot or any unauthorized occupation of government land at any time 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;
- (b) to note the comments of the Commissioner for Transport (C for T) that:
- (i) any part of the structure should not protrude into the adjacent public footpath or government land. Existing width of the footpath should be maintained after erecting the proposed structure; and
  - (ii) it is noted that a manoeuvring space is reserved within the application site. The applicant should ensure that no queuing and/ or waiting of motor vehicles from the Site onto adjacent public roads or government land and no motor vehicles

shall be permitted to reverse into and out of the Site onto adjacent public roads or government land;

- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - (i) the existing access from the Site to Fuk Hang Tsuen Road is not and will not be maintained by HyD;
  - (ii) the applicant shall be required to vacate the road verge at their own cost to facilitate inspection, maintenance, improvement or repair works of public highways, street furniture and like upon notification from HyD;
  - (iii) the applicant shall be required to vacate the road verge without any prior notice in emergencies and HyD would not be responsible for any damage done to their properties in case they are removed due to emergencies;
  - (iv) the applicant should consult utility undertakers on the existing utilities or service ducts laid under the footpath where the proposed run-in/out is located;
  - (v) the applicant shall be responsible for the construction and maintenance of the proposed run-in/out and shall demolish the run-in/out within one week after the expiry date and reinstate the affected area to the original state;
  - (vi) existing gully/manhole/drawpit/valve pit at the proposed run-in/out should be re-located, if any;
  - (vii) bollard should be considered to be provided at both sides of proposed run-in/out to avoid vehicular over run of the footway;
  - (viii) the applicant should take all necessary measures to avoid causing any damage to public roads/street furniture and make good any damage done at his own expenses to HyD's satisfaction arisen from his activity;
  - (ix) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - (x) excavation Permit on government land and public roads/footpath should be obtained from DLO/TM and his Regional Office respectively prior to commencement of excavation works;
- (d) 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;
- (e) 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);
- (f) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be



required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to 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;
- (g) to note the comments from the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the applicant should refer to the guidelines as specified in “Technical Note to prepare a Drainage Submission” which is available at DSD's website ([https://www.dsd.gov.hk/EN/Technical\\_Documents/DSD\\_Guidelines/index.html](https://www.dsd.gov.hk/EN/Technical_Documents/DSD_Guidelines/index.html));
  - (ii) presumably it is the intent of applicant to make drainage connection to public drainage to discharge runoff from the Site. In this regard, the applicant should be reminded to identify such public drainage and consult, as appropriate, the relevant authorities / owners of the existing drainage for consent of the connection works;
  - (iii) details of the proposed u-channel and catchpits and how it would be connected to the existing drainage system should be clearly shown in the drainage proposal;
  - (iv) the applicant should state clearly whether the existing u-channel and catchpit(s), if any, would be removed, modified or retained. Should the above existing drainage system be used as part of the proposed drainage networks, the applicant should ensure their working conditions are satisfactory. In this case, records such as photographs and plans showing these drains shall be provided;
  - (v) peripheral drainage channels should be provided to intercept the surface runoff from the uphill catchment so as to avoid the Site from overland flow influence;
  - (vi) the proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner at his own expense. For any works to be carried out outside his lot boundary, the applicant should consult DLO/TM, LandsD and seek consent from relevant lot owners before commencement of the drainage works;
  - (vii) the applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system; and
  - (viii) the proposed works should neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas; and

- (h) 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 the existing 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 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 BA 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 the BA 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, the applicant is reminded that any existing structures on the 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) detailed comments will be provided at the building plan submission stage.

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**A/TM-LTY Y/461 DD 130 Fuk Hang Tsuen**  
12/09/2023 01:47

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

A/TM-LTY Y/461

Lot 1038 S.A. (Part) in D.D. 130, Fuk Hang Tsuen, Fuk Hang Tsuen, Tuen Mun

Site area : About 494m<sup>2</sup> Includes Government Land of about 83.3m<sup>2</sup>

Zoning : "Res (Group D)" "

Applied Use: Shop / 2 Vehicle Parking

Dear TPB Members,

455 withdrawn and back with Res D zoning only.

Members should check images to ascertain whether there has been incursion onto the GB and government land. Unapproved activities should not be awarded.

Mary Mulvihill

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
Date: Tuesday, 23 May 2023 3:10 AM CST  
Subject: A/TM-LTY Y/455 DD 130 Fuk Hang Tsuen GB

A/TM-LTY Y/455

Lot 1038 S.A. in D.D. 130 and Adjoining Government Land, Fuk Hang Tsuen, Fuk Hang Tsuen, Tuen Mun

Site area : About 813m<sup>2</sup> Includes Government Land of about 83.3m<sup>2</sup>

Zoning : "Res (Group D)" and 'Green Belt'

Applied Use: Shop / 3 Vehicle Parking

Dear TPB Members,



Strong objections to the 'GB' encroachment. While approval has been granted for brownfield operations on nearby Res D lots, this is the first application for this lot including "GB".

Members should bear in mind that there is a withdrawn application 388 for storage on adjoining lots. The application is therefore to seek approval to extend unauthorized activities further into "GB" zoning.

The application should be rejected.

Mary Mulvihill