

2023年10月10日
此文件在 10 OCT 2023 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 10 OCT 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

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

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-LTYY/464
	Date Received 收到日期	10 OCT 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)

Senior Plan Development Limited (超平發展有限公司)

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)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

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)	Lot 3040 (Part) in D.D. 124 and adjoining Government Land, Chung Uk 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 320 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 103 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) 250 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTTY/12 & Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	'Village Type Development' ("V") and 'Residential (Group D)' ("R(D)")
(f) Current use(s) 現時用途	Vacant site (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

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

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）
- _____
- _____
- _____
- _____

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

(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

☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積sq.m ☐About 約

Proposed covered land area 擬議有上蓋土地面積sq.m ☐About 約

Proposed number of buildings/structures 擬議建築物/構築物數目

Proposed domestic floor area 擬議住用樓面面積sq.m ☐About 約

Proposed non-domestic floor area 擬議非住用樓面面積sq.m ☐About 約

Proposed gross floor area 擬議總樓面面積sq.m ☐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)

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

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

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			
<p>.....</p> <p>.....</p>			
(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 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))	
	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	<input type="checkbox"/> Please provide details 請提供詳情 <p>.....</p> <p>.....</p> <p>.....</p>	
	No 否	<input 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 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 type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> <p>.....</p> <p>.....</p>		

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

(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/ <u>TM-LTYT</u> / <u>408</u>
(b) Date of approval 獲批給許可的日期	<u>8.1.2021</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>8.1.2024</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Shop and Services for a Period of 3 Years
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> <input type="checkbox"/> month(s) 個月 _____

7. Justifications 理由

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


1. The applicant is still waiting for the short term waiver from DLO/Tuen Mun so that he wishes to apply for renewal of planning permission for the continual processing of the DLO/TM.
2. The proposed development is in line with the planning intention of the 'Village Type Development' ("V") Zone.
3. Shop and services is a column two use in 'V' Zone and always permitted at the ground floor of a New Territories Exempted House.
4. The application site is subject to a two planning permissions No. A/TM-LTTY/345 & 408 approved for exactly the same use as the applied use of the current application.
5. The proposed development is in line with the planning intention of the 'Residential (Group D)' ("R(D)") Zone.
6. The proposed development is compatible with the surrounding environment.
7. Shop and services is a column two use in 'R(D)' Zone.
8. No vehicle is allowed to enter or be parked/stored on the application site.
9. Insignificant noise and environmental impacts because the proposed use will be housed in an enclosed structure.
10. The applicant has provided trees and surface U-channel at the application site.
11. Similar real estate agencies in 'Village Type Development' & 'Residential (Group D)' zones have been Approved by Town Planning Board.
12. No adverse environmental and drainage impacts.

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


Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



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

Consultant

Position (if applicable)
職位（如適用）

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

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師

Others 其他

on behalf of Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

28/9/2023

(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

- 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。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

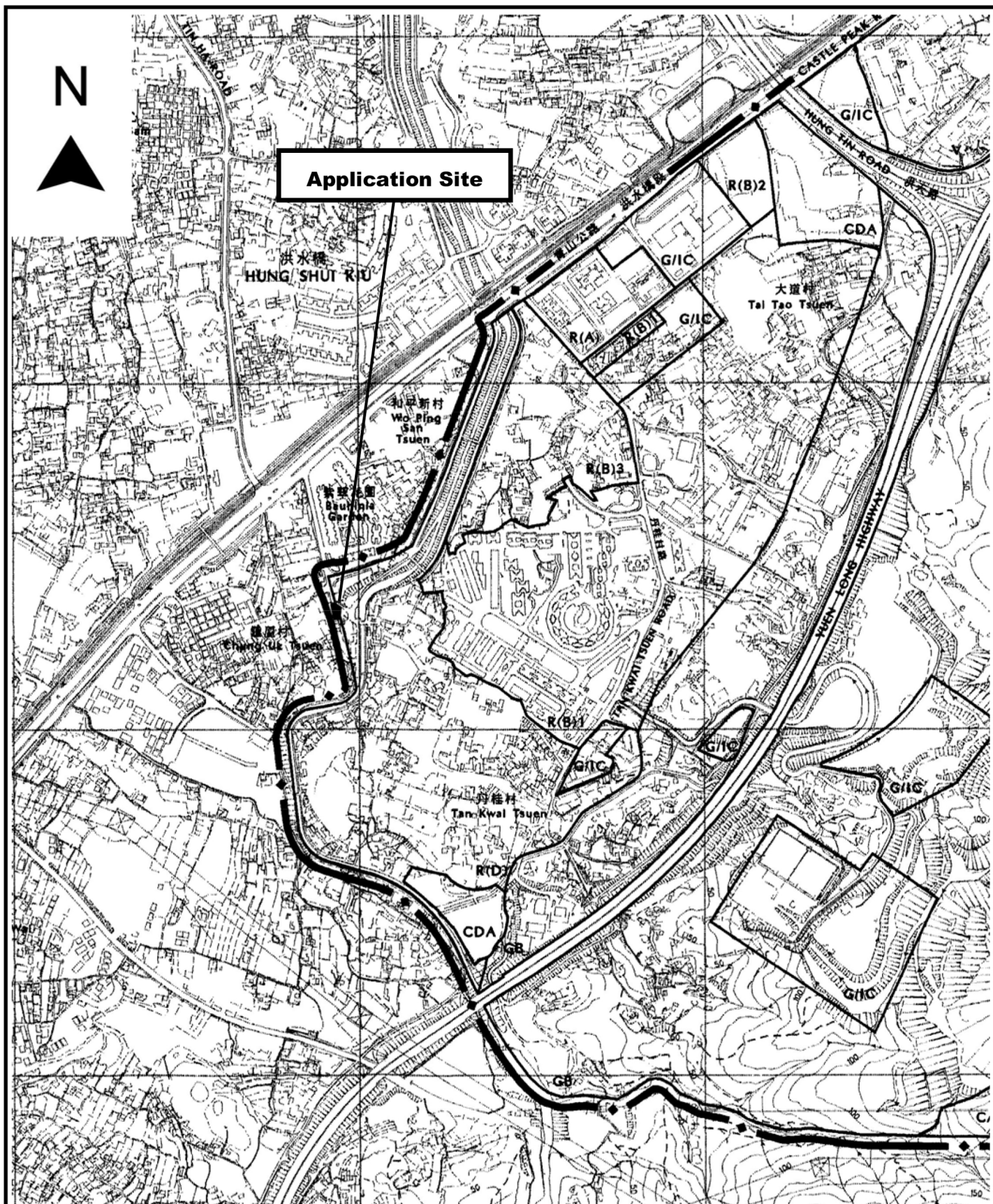
Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of 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	Lot 3040 (Part) in D.D. 124 and adjoining Government Land, Chung Uk Tsuen, Tuen Mun, New Territories
Site area 地盤面積	320 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 250 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYT/12 and Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
Zoning 地帶	'Village Type Development' ("V") and 'Residential (Group D)' ("R(D)")
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Shop and Services for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	103 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.321875 <input checked="" 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	1	
(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	6 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	32.19 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		0
	Private Car Parking Spaces 私家車車位 0 Motorcycle Parking Spaces 電單車車位 0 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 0 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0 Others (Please Specify) 其他 (請列明) NA		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	Taxi Spaces 的士車位 0 Coach Spaces 旅遊巴車位 0 Light Goods Vehicle Spaces 輕型貨車車位 0 Medium Goods Vehicle Spaces 中型貨車位 0 Heavy Goods Vehicle Spaces 重型貨車車位 0 Others (Please Specify) 其他 (請列明) NA		

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



Project 項目名稱:

Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years at Lot 3040 (Part) in D.D. 124 and Adjoining Government Land, Chung Uk Tsuen, Tuen Mun, N.T.

Drawing Title 圖目:

Location Plan

Remarks 備註:

Drawing No. 圖號:

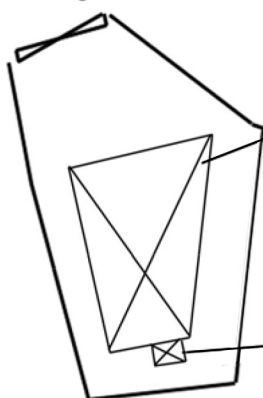
Figure 2

Scale 比例:

1:7500



8m man gate



Structure 1

Real estate agency
with toilet
GFA: Not exceeding 103m²
Height: Not exceeding 6m
No. of storey: 1

Toilet (Not exceeding 3m²)

Project 項目名稱:

Proposed Temporary Shop and
Services (Real Estate Agency) for a
Period of 3 Years at Lot 3040 (Part) in
D.D. 124 and Adjoining Government
Land, Chung Uk Tsuen, Tuen Mun, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:

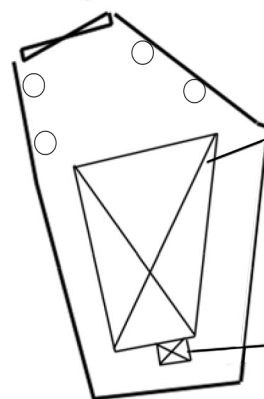
Scale 比例:

1:500



Tree	Approximate Height	Spacing
○ As-built <i>Cassia surattensis</i>	2.75m	4m

8m man gate



Structure 1

Real estate agency
with toilet
GFA: Not exceeding 103m²
Height: Not exceeding 6m
No. of storey: 1

Toilet (Not exceeding 3m²)

Project 項目名稱:

Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years at Lot 3040 (Part) in D.D. 124 and Adjoining Government Land, Chung Uk Tsuen, Tuen Mun, N.T.

Drawing Title 圖目:

Proposed Landscape Plan

Remarks 備註:

Drawing No. 圖號:

Figure 4

Scale 比例:

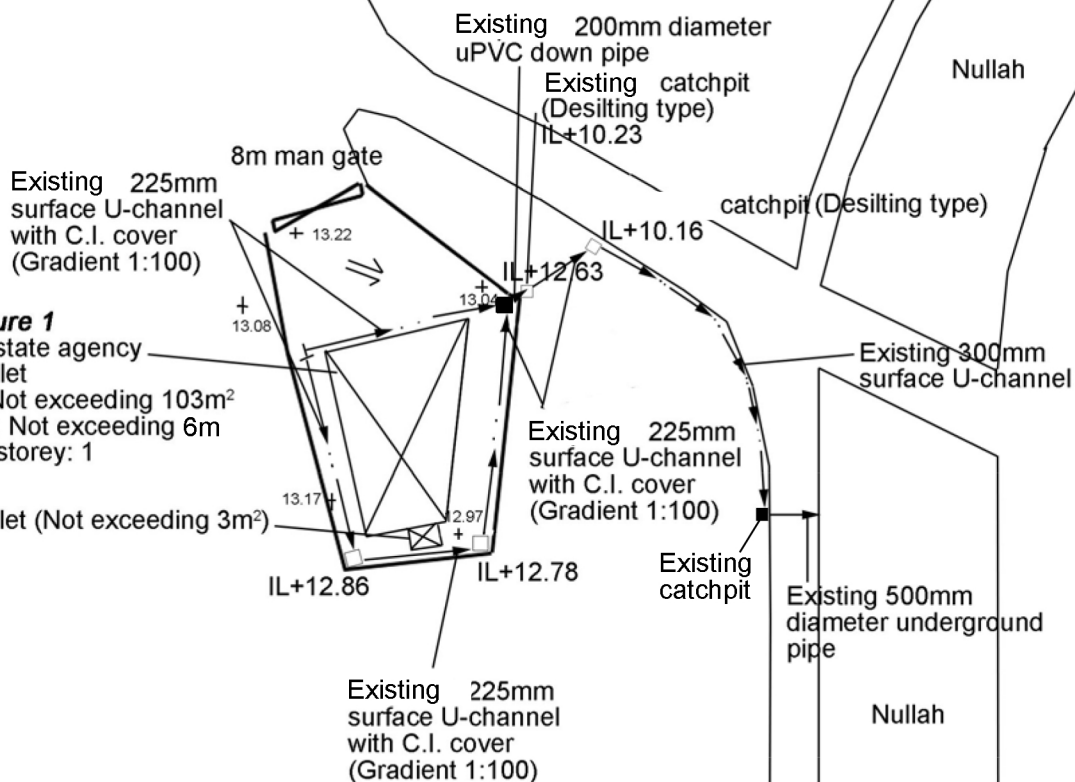
1:500



Structure 1

Real estate agency
with toilet
GFA: Not exceeding 103m²
Height: Not exceeding 6m
No. of storey: 1

Toilet (Not exceeding 3m²)



Project 項目名稱:

Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years at Lot 3040 (Part) in D.D. 124 and Adjoining Government Land, Chung Uk Tsuen, Tuen Mun, N.T.

Drawing Title 圖目:

As-built Drainage Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

- ☐ Proposed catchpit
- \Leftarrow Flow of surface runoff
- ☒ Proposed catchpit with sand trap

Scale 比例:

1:500

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



Fw: A/TM-LTY Y/464

12/10/2023 10:53

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 12/10/2023 10:53 -----

From: <tpbpd@pland.gov.hk>
To: <tmylwdpo@pland.gov.hk>
Cc: <ymyyiu@pland.gov.hk>
Date: 12/10/2023 09:27
Subject: Fw: A/TM-LTY Y/464

From: [REDACTED]
Sent: Wednesday, October 11, 2023 9:12 PM
To: Wmylin <dhhng@pland.gov.hk>
Cc: TPB <tpbpd@pland.gov.hk>
Subject: A/TM-LTY Y/464

Dear Danny,

Please see attached letter. Thank you.

Best Regards,

Patrick Tsui



[REDACTED] LTY Y464-ltr-01.pdf

Total: 1 page

Date: 11 October 2023

TPB Ref.: A/TM-LTTY/464

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years at Lot 3040 (Part) in D.D. 124 and Adjoining Government Land, Chung Uk Tsuen, Tuen Mun, N.T.

We write to confirm that the development parameters and operation hours of the current planning application are the same as the last planning permission No. A/TM-LTTY/408.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,

The block contains a handwritten signature in black ink, which appears to be 'Patrick Tsui'. To the right of the signature is a circular purple ink stamp. The stamp contains the text 'URBAN PLANNING & DEVELOPMENT COMPANY LIMITED' around the perimeter and '都市規劃及發展顧問有限公司' in the center.

Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Danny NG) –
By Email

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



Fw: A/TM-LTY/464

24/10/2023 10:42

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

History: This message has been forwarded.

----- Forwarded by tmylwdpo_pd/PLAND/HKSARG on 24/10/2023 10:42 -----

From: <tpbpd@pland.gov.hk>
To: <tmylwdpo@pland.gov.hk>
Cc: <ymyyiu@pland.gov.hk>
Date: 24/10/2023 10:09
Subject: Fw: A/TM-LTY/464

From: [REDACTED]
Sent: Monday, October 23, 2023 2:51 PM
To: Wmylin <dhhng@pland.gov.hk>
Cc: TPB <tpbpd@pland.gov.hk>
Subject: A/TM-LTY/464

Dear Danny,

Please see attached letter. Thank you.

Best Regards,

Patrick Tsui



[REDACTED] TYY464-ltr-02.pdf

Total: 6 pages

Date: 23 October 2023

TPB Ref.: A/TM-LTYT/464

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years at Lot 3040 (Part) in D.D. 124 and Adjoining Government Land, Chung Uk Tsuen, Tuen Mun, N.T.

We write to confirm that the layout and the use of the proposed development at the captioned site is the same as the layout and use of the last planning permission No. A/TM-LTYT/408.

We are glad to submit the FSI plan and the FS251 certificates herewith for the consideration of the Director of Fire Services (D of FS).

The condition of existing drainage facilities at the application site is shown in the attached photos. The photo viewpoint is shown in Figure 5.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,

The block contains a handwritten signature in black ink, which appears to be 'Patrick Tsui'. To the right of the signature is a purple circular official stamp. The stamp contains the text 'URBAN PLANNING & DEVELOPMENT COMPANY LIMITED' around the perimeter and '都市規劃及發展顧問有限公司' in the center.

Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Danny NG) –
By Email

Condition of Existing Drainage Facilities at the Application Site

Photo 1



Photo 2

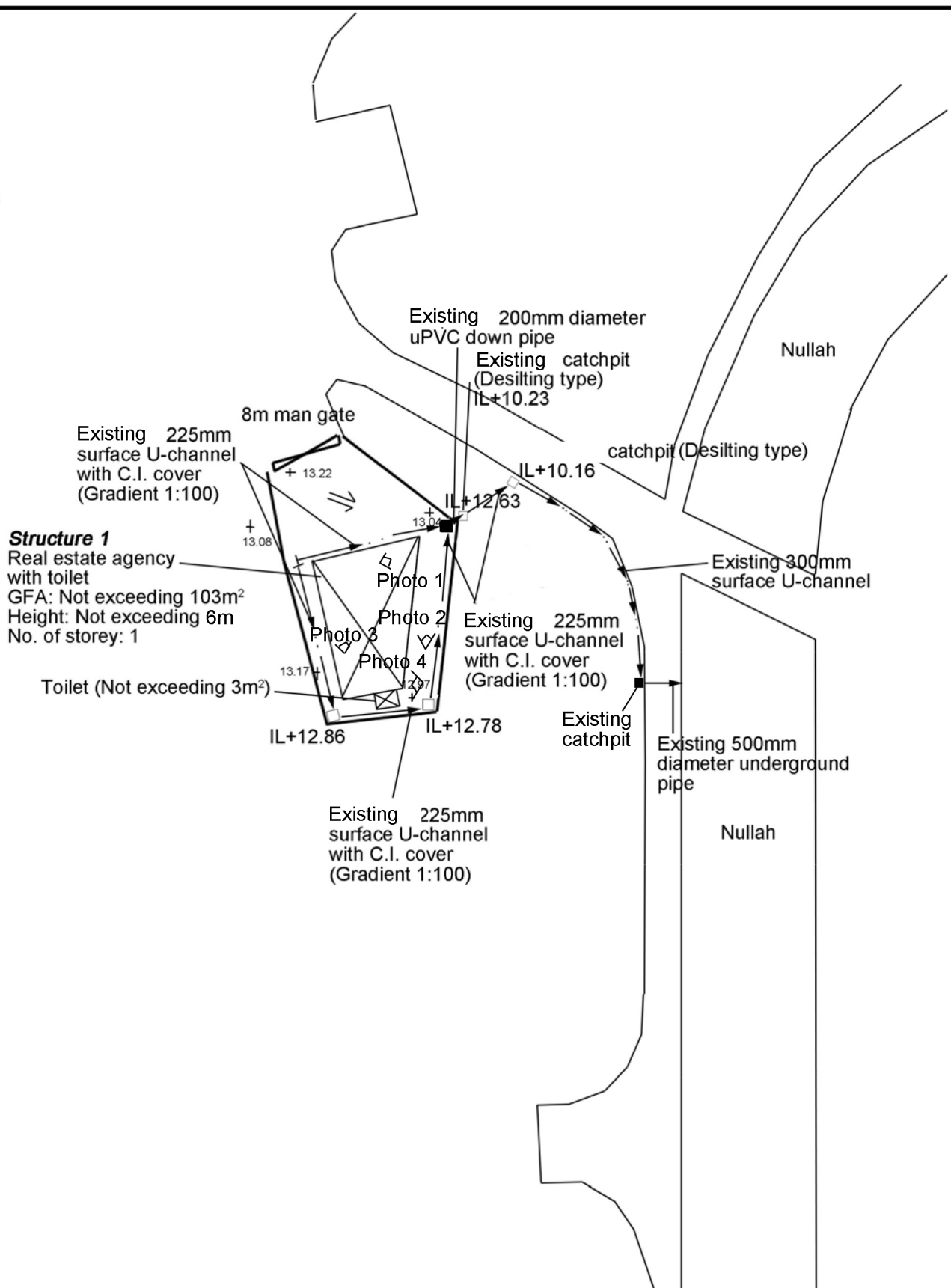


Photo 3



Photo 4





1:500

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 8051888

FSD Ref.:
消防處檔號

Name of Client:

顧客姓名

超平發展有限公司

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Lot No.3040(Part) in DD 124

Street/Road/Estate Name:

街道/屋苑名稱

Chung UK Tsuen

Block:

座

District:

分區

Tuen Mun

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	Portable Fire Extinguisher	G/F	Supply 2 Nos of 9 L W/CO2 Type F.E	Conforms with FSD Requirements	19/10/2023

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature:
受權人簽署

Name:
姓名

FSD/RC No.:
消防處註冊號碼

Company Name:
公司名稱

Telephone:
聯絡電話

Date:
日期

Ting Ka Hin

19/10/2023

For FSD use only

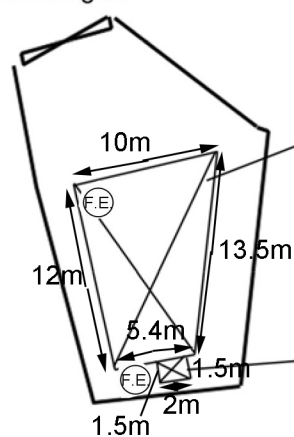
Inspected

Key-in

Verified



8m man gate



Structure 1

Real estate agency
with toilet
GFA: Not exceeding 103m²
Height: Not exceeding 6m
No. of storey: 1
(Tin-sheeted structure)

Toilet (Not exceeding 3m²)
(Tin-sheeted structure)

Project 項目名稱:

Proposed Temporary Shop and
Services (Real Estate Agency) for a
Period of 3 Years at Lot 3040 (Part) in
D.D. 124 and Adjoining Government
Land, Chung Uk Tsuen, Tuen Mun, N.T.

Drawing Title 圖目:

Proposed Fire Service
Installations Plan

Drawing No. 圖號:

Figure 1

Remarks 備註:

⊙ 9 litre water type
fire extinguisher

Scale 比例:

1:500

Total: 2 pages

Date: 9 November 2023

TPB Ref.: A/TM-LTY/464

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years at Lot 3040 (Part) in D.D. 124 and Adjoining Government Land, Chung Uk Tsuen, Tuen Mun, N.T.

Our response to the comments of the Transport Department is as follows:

Transport Department's comments	Applicant's response
a. It is noted in the application form that no vehicle is allowed to enter or be parked/stored inside the subject site. Please clarify if there will be any trip generation by the subject site (such as loading/unloading activities)	The proposed development is a real estate agency so that no loading/unloading activities will be carried out due to the presence of the proposed development.
b. It is noted in the application form that no parking space will be provided inside the subject site. Whereas, there are only limited metered parking spaces at Tin Tei Yan Road outside the subject site. As the subject site is not well served by public transport services, the applicant should demonstrate how his parking demand would be addressed such that illegal parking would not be induced and hence adverse traffic impact in the vicinity.	No parking space will be provided inside the application site because the application site is limited in size. The proposed development is intended to serve the local demand for real estate services so that most of the clients will arrive the application site on foot. In view of that the metered parking space outside the application is vacant most of the time, they can serve the very small number of clients from other part of Hong Kong. Although the application site is not abutting Castle Peak Road – Hung Shui Kiu section, it is well served by public transport services along Castle Peak Road – Hung Shui Kiu section. The distance between the nearest bus stop and Light Rail Transit station is 350m and 400m respectively. In view of that

	the walking distance from the nearest bus stop and Light Rail Transit Station is well within 10 minutes, there will be no adverse traffic impact in the vicinity.
--	---

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Eva TAM) –
By Email

Total: 1 page

Date: 17 November 2023

TPB Ref.: A/TM-LTYT/464

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years at Lot 3040 (Part) in D.D. 124 and Adjoining Government Land, Chung Uk Tsuen, Tuen Mun, N.T.

Our response to the comments of the Lands Department is as follows:

The proposed development is still a shop & services (real estate agency). The applicant will liaise with the applicant to clarify to Lands Department for the application of short term waiver and short term tenancy.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,

The block contains a handwritten signature in blue ink, which appears to be 'Patrick Tsui'. To the right of the signature is a purple circular official stamp. The stamp contains the text 'URBAN PLANNING & DEVELOPMENT COMPANY LIMITED' around the perimeter and '都市規劃及發展顧問有限公司' in the center.

Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Bosco YUNG) – By Email

Total: 1 page

Date: 24 November 2023

TPB Ref.: A/TM-LTYT/464

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years at Lot 3040 (Part) in D.D. 124 and Adjoining Government Land, Chung Uk Tsuen, Tuen Mun, N.T.

Our response to the further comments of the Transport Department is as follows:

We write to confirm the following:

- 1: The subject site will have no loading/unloading activities and serve mainly the local community, that the trip generation/attraction and parking demand will be minimal;
2. There are vacant metered parking spaces to serve clients from other parts of Hong Kong;
3. The clients access to the subject site on foot or by public transport.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Eva TAM) –
By Email

Relevant Extracts of Town Planning Board Guidelines on
“Renewal of Planning Approval and Extension of Time for Compliance
with Planning Conditions for Temporary Use or Development”
(TPB-PG No. 34D)

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/TM-LTY Y/345	Proposed Temporary Shop and Services for a Period of 3 Years	16.3.2018 [revoked on 16.8.2020]
2	A/TM-LTY Y/408	Proposed Temporary Shop and Services for a Period of 3 Years	8.1.2021

Government Departments' General Comments

1. Land Administration

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

- no objection to the application; and
- no Small House application approved/under processing at the Site.

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 adverse 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; and
- should the Town Planning Board consider that the application is acceptable from the planning point of view, an approval condition should be included to request the applicant to maintain the drainage facilities implemented under the previous application No. A/TM-LTYT/408.

5. Fire Safety

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

No in-principle objection to the renewal application subject to the existing fire service installations implemented on the Site being maintained in efficient working order at all times.

6. Building Matters

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

- no objection to the application; and
- there is no record of approval by the Building Authority for the structures at the Site and BD is not in a position to offer comments on their suitability for the use related to the application.

7. District Officer's Comments

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

No comment on the application.

8. Other Departments

- Director of Agriculture, Fisheries and Conservation (DAFC); Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) and Commissioner of Police (C of P) have no objection to/ 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) comprises Lot No. 3040 in D.D. 124 (the Lot) and adjoining government land (GL). 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) a Short Term Waiver (STW) No. 486 and a Short Term Tenancy (STT) No. 823 were granted to the Lot and the adjoining GL by his office to permit erection of structures for the use of foundry. However, according to 3(f) in Form No. S16-III, the Site is currently vacant;
 - (iii) a new STW and a new STT applications both for the purposes of temporary shop and services (retail estate agency) are under processing by his office. It is noted that the development parameters under the renewal application are the same as the previous planning permission No. A/TM-LTYY/408. His office received a clarification from the applicant for the new STW and new STT application on 25.11.2023 that the proposed development is for temporary shop and service (real estate agency);
 - (iv) the Site is accessible via a strip of GL leading from Tin Tei Yan Road. His office does not carry out maintenance works for the said GL nor guarantee that any right-of-way to the Site will be given. The applicant shall be responsible for his own access arrangement;
 - (v) in the event that the planning permission is not given by the Town Planning Board (the Board), the Government may decide not to consider the STW and STT applications further. The lot owner is required to cease existing occupation of GL at his own cost as demanded by LandsD; 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 GL at any time irrespective of whether planning permission will be given or not. Enforcement action will be taken should any structure(s) be found erected without prior approval given by his office or be in breach of the approval given;
- (b) to note the comments of the Director of Environmental Protection (DEP) that:
- 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;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
- the application site will have no loading/unloading activities and serve mainly the local community that the trip generation/attraction and parking demand will be minimal; there are vacant metered parking spaces to serve clients from other parts of Hong Kong; and the clients access to the subject site on foot or by public transport. It is considered the parking demand has been addressed and his office has no adverse comment from

traffic engineering viewpoint.

- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:

the existing access from the Site to Tin Tei Yan Road is not and will not be maintained by HyD;

- (e) to note the comments Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:

- (i) to ensure that the applied use would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and

- (ii) the applicant is required to rectify the drainage system at their own expense to the satisfaction of the government parties concerned if they are found to be inadequate or ineffective during operation;

- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:

the applicant should note that approval of the s.16 application by the Board does not imply approval of tree works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/government department(s) direct to obtain necessary approval on tree works, where appropriate; and

- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;

- (ii) before any new building works (including shelters, toilet and containers as temporary buildings and connection of drains) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with BO;

- (iii) for UBW erected on leased land, enforcement action may be taken by the 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 BO;

- (iv) if the proposed use under application is subject to the issue of a license, please be 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;

- (v) in connection with (ii) above, the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- (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; and
- (vii) detailed comments will be provided at the building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/TM-LTY/464

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

支持上述之申請。

「提意見人」姓名/名稱 Name of person/company making this comment

北角東北分區會主席

簽署 Signature

陳鵬源

日期 Date

7/11/2023

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



A/TM-LTYY/464 DD 124 Chung Uk Tsuen

07/11/2023 01:59

From:

To: tpbpd <tpbpd@pland.gov.hk>

Cc: sdev <sdev@devb.gov.hk>

File Ref:

Dear TPB Members,

Again conditions on 408 not fulfilled.

Surely it is time that members question why
EOT – Conditions The Assistant Director of Planning/New Territories, under the
delegated authority of the TPB, approved the application

continues to approve extensions of time on an operation with a repeated history of
failure to fulfill conditions.

No wonder there are so many illegal structures when lease conditions can be
flaunted with impunity. Not only is applicant in breach, THE SITE IS LARGELY
GOVT LAND UNDER STT.

Shameful and shocking and TPB members definitely have a duty to question why
this is not only tolerated but encouraged by repeated roll over approvals.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Sunday, 13 December 2020 4:42 AM HKT

Subject: A/TM-LTYY/408 DD 124 Chung Uk Tsuen

A/TM-LTYY/408

Lot 3040 (Part) in D.D. 124 and Adjoining Government Land, Chung Uk Tsuen,
Tuen Mun

Site area : About 320sq.m Includes Government Land of about 250sq.m

Zoning: "VTD" and "Res (Group D)"

Applied use : Real Estate Agency

Dear TPB Members,

After NINE extension of time, applicant has failed to fulfill a number of conditions
re approval of Application 345 two years ago. So resort to usual trick of a new
application.

It would appear that the majority of the site is government land zone VTD, while

the private section is the ResD.

In view of the April 2019 JR ruling "In his 96-page judgment, Judge Anderson Chow ruled on Monday that "private treaty grants" and "exchanges" were unconstitutional." It is now time that there be a review of all public land zoned VTD.

Many rural areas have few community facilities. With the growing population of elderly and the issues highlighted by our current health crisis in mind, it is clear that some of these lots should be rezoned to GIC in order to address the shortfall in services.

Has this issue been discussed by the board?

Mary Mulvihill