

This document is received on - 2 NOV 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 Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TM-LTY7/466
	Date Received 收到日期	- 2 NOV 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.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

Kam Ho Trading Company Limited
金浩貿易發展有限公司

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)

Grandmax Surveyors Limited
俊滙測量師行有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 526 RP (Part) in D.D. 130, Lam Tei, 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 393.5 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 190 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)	..... N/A sq.m 平方米 <input type="checkbox"/> About 約

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

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

- ☒ has notified2..... "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)
2	Lot 526 RP (Part) in D.D. 130, Lam Tei, Tuen Mun, New Territories	19.10.2023

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Office for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 203.5 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 190 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 1
Proposed domestic floor area 擬議住用樓面面積	..... N/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 190 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 190 .....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) A single storey structure (building height: 4m) for office use	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	..... 2
Motorcycle Parking Spaces 電單車車位	..... 0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... 0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... 0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... 0
Others (Please Specify) 其他 (請列明)	..... 0
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	..... 0
Coach Spaces 旅遊巴車位	..... 0
Light Goods Vehicle Spaces 輕型貨車車位	..... 0
Medium Goods Vehicle Spaces 中型貨車車位	..... 0
Heavy Goods Vehicle Spaces 重型貨車車位	..... 0
Others (Please Specify) 其他 (請列明)	..... 0

Proposed operating hours 擬議營運時間 From 8:00 a.m. to 8:00 p.m. (Monday to Saturday) (except Sunday and public holiday).....			
(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)) Existing access road leading to Ng Lau Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
	No 否	<input type="checkbox"/>	
(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"/> 		

	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 or Regulated Areas
 位於鄉郊地區或受規管地區臨時用途/發展的許可續期

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

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。

The current application aims to seek planning permission from the Town Planning Board (the Board) for Proposed Temporary Office for a Period of 3 Years at the Application Site.

The Application Site falls within an area zoned "Village Type Development" ("V") on the approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTY/12. According to the Notes for "V" zone on the OZP, 'Office' is neither a Column 1 nor Column 2 use. The covering Notes of the OZP stipulates that temporary use or development of any land or building not exceeding a period of 3 years requires permission from the Board. The Application Site does not fall within the Village Environ of any recognised village within Lam Tei area.

The Application Site will be developed mainly as an office and utilised for a place of business conducting clerical, administrative, documenting and other business- or industrial-related works, with 4 to 6 staff members thereat. The proposed office aims to provide office services to local residents in Lam Tei area. Two private car parking spaces will be provided for staff and visitors. Vehicular access to the Application Site is via the existing access road leading to Ng Lau Road, which is also used as pedestrian access. The proposed operational hours are from 8:00 a.m. to 8:00 p.m., Monday to Saturday, excluding Sunday and public holiday.

The proposed office, which mainly serves the villagers and in support of the village development, is generally in line with the planning intention of the "V" zone. As such, approval of the application on a temporary basis for a period of three years accords with the long-term planning intention of the "V" zone.

The surrounding areas of the Application Site comprise predominately residential development intermixed with temporary structures mainly for storage uses, parking of vehicles and unused/vacant land. The proposed office use is considered not incompatible with the surroundings land uses. Given the nature and small scale of the proposed development, no adverse traffic, environmental infrastructural, landscape or visual impacts are anticipated.

There are other approved applications for office use (No. A/TM-LTY/73, 75, 309, 334, 397 and 452) in the vicinity of the Application Site, which are located in nearby "V" zone on the same OZP. In view of the above, approving the current application would not establish an undesirable precedent for other similar applications.

8. Declaration 聲明

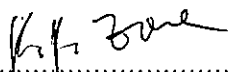
I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署


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

Thomas LUK

Planning Consultant

Name in Block Letters

姓名（請以正楷填寫）

Position (if applicable)

職位（如適用）

Professional Qualification(s)

專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Grandmax Surveyors Limited


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

Date 日期

19/10/2023

(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。)

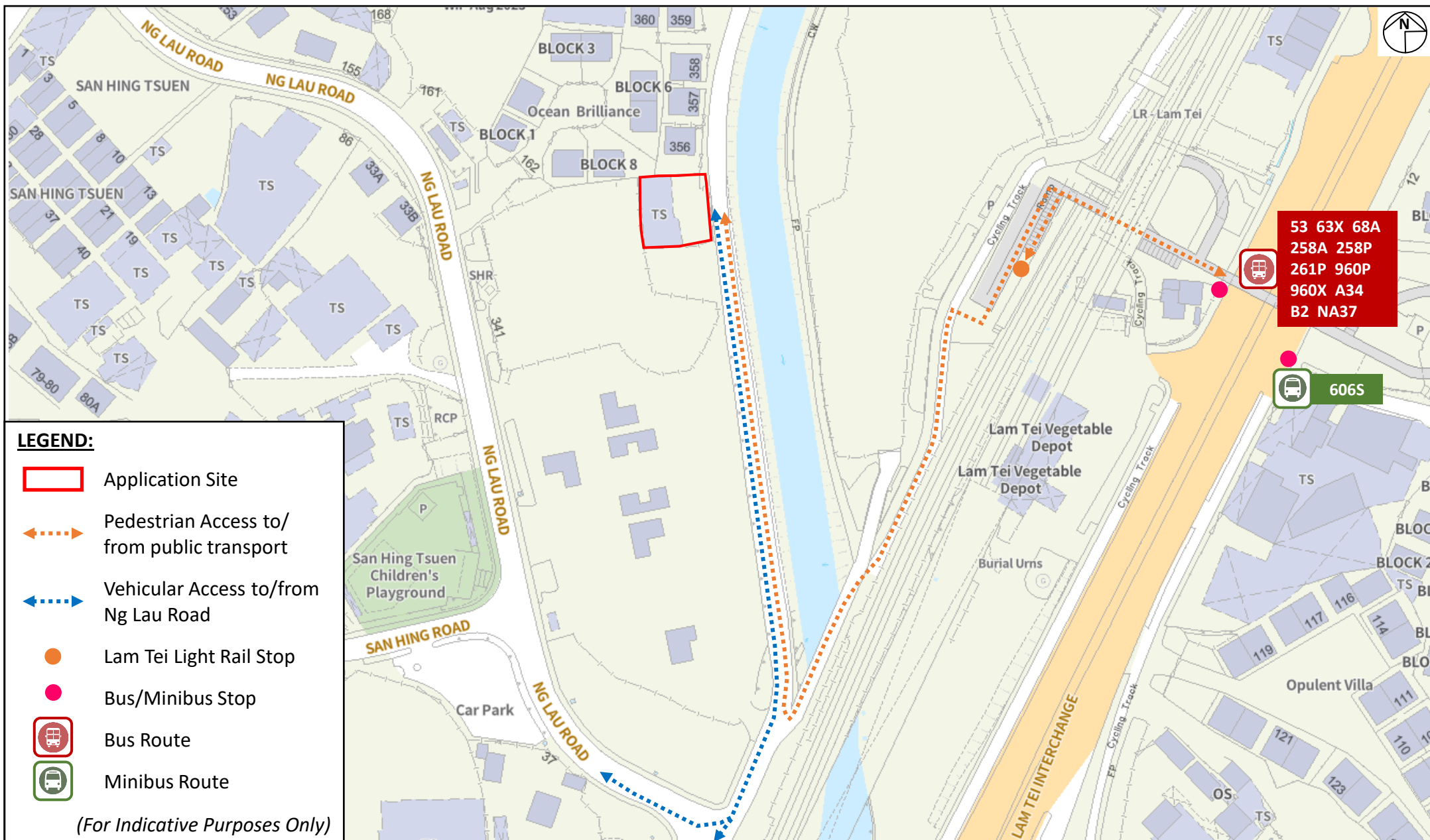
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 526 RP (Part) in D.D. 130, Lam Tei, Tuen Mun, New Territories 新界屯門藍地丈量約份第130約地段第526號餘段(部分)
Site area 地盤面積	393.5 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTTY/12 藍地及亦園分區計劃大綱核准圖編號 S/TM-LTTY/12
Zoning 地帶	"Village Type Development" ("V") 「鄉村式發展」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Office for a Period of 3 Years 擬議臨時辦公室 (為期三年)

(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	N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	190 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.48 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N.A.	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N.A. m 米 <input type="checkbox"/> (Not more than 不多於)	
		N.A. Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	4 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	48.3 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		2
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		2
	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 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) _____ _____		

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



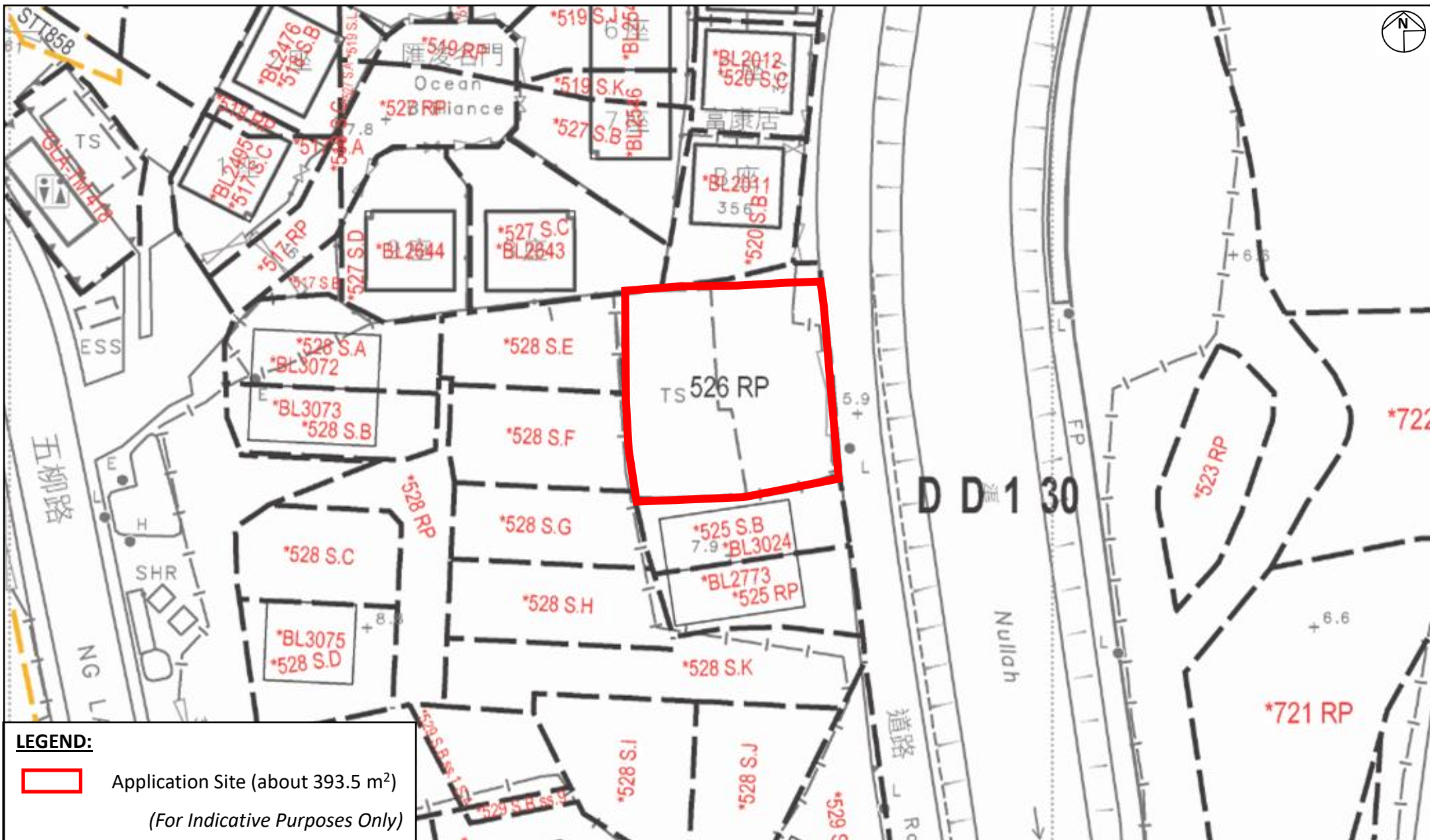
Project:
Section 16 Planning Application for Proposed Temporary Office for a Period of Three Years at Lot 526 RP (Part) in D.D. 130 in Lam Tei, Tuen Mun, New Territories

Title:
Location Plan

Figure:
1

Scale:
Not to Scale

Date:
Oct 2023



LEGEND:



Application Site (about 393.5 m²)

(For Indicative Purposes Only)

Project:

Section 16 Planning Application for Proposed Temporary Office for a Period of Three Years at Lot 526 RP (Part) in D.D. 130 in Lam Tei, Tuen Mun, New Territories

Title:

Extract of Lot Index Plan
(No. ags_S00000118164_0001)

Figure:

2

Scale:

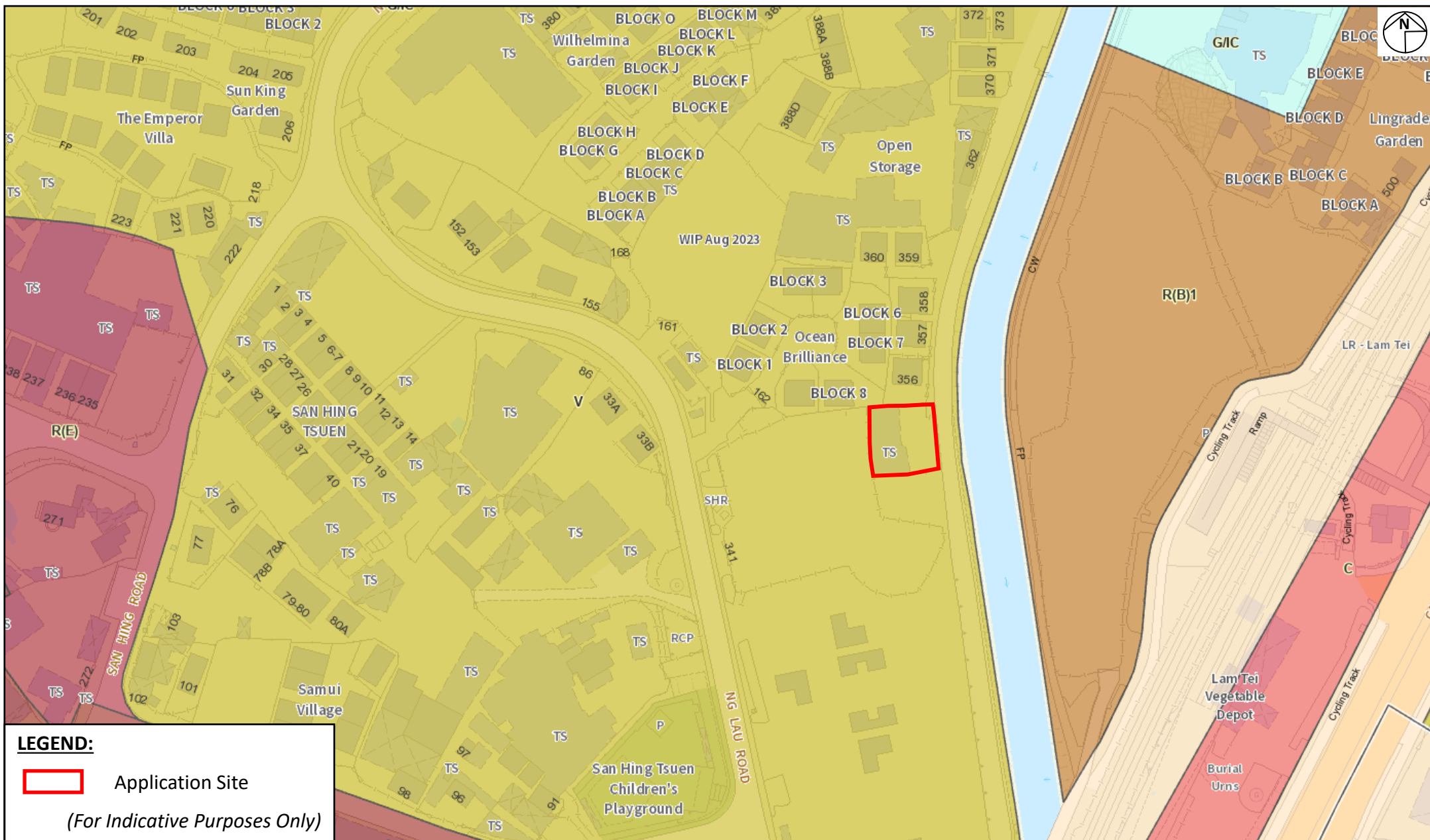
Not to Scale

Date:

Oct 2023



GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司



Project:
Section 16 Planning Application for Proposed Temporary Office for a Period of Three Years at Lot 526 RP (Part) in D.D. 130 in Lam Tei, Tuen Mun, New Territories

Title:
Extract of Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYY/12

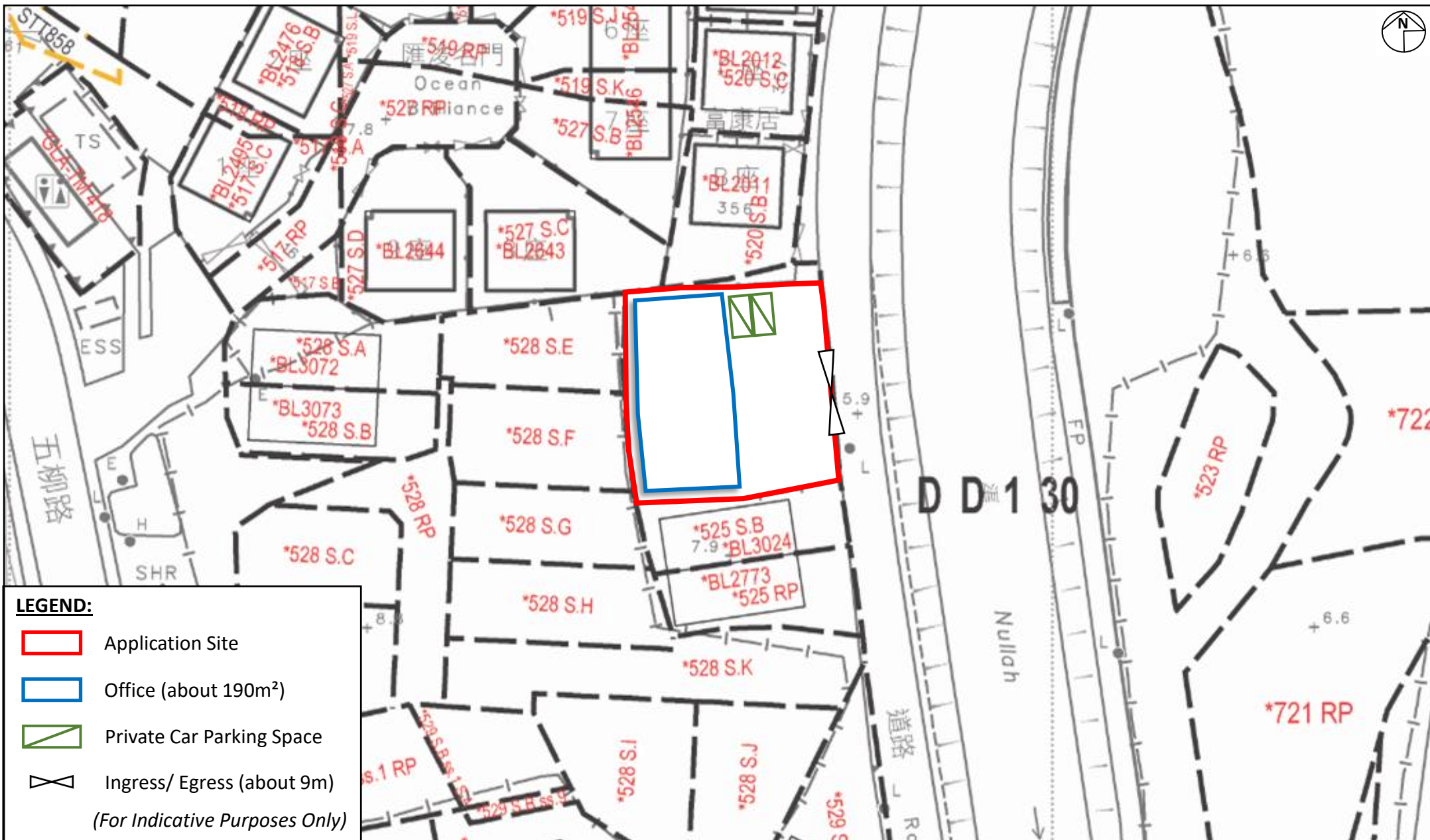
Figure:
3

Scale:
Not to Scale

Date:
Oct 2023


GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司

Ref.: ADCL/PLG-10279/F003



Project:
Section 16 Planning Application for Proposed Temporary Office for a Period of Three Years at Lot 526 RP (Part) in D.D. 130 in Lam Tei, Tuen Mun, New Territories

Title:
Indicative Layout Plan

Figure:
4

Scale:
Not to Scale

Date:
Oct 2023


GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司

Ref.: ADCL/ PLG-10279/F004



GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司

Appendix Ia of
RNTPC Paper No. A/TM-LTYT/466

Date : 20th November, 2023
Our Ref. : ADCL/PLG-10279/L002

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

By Email and Fax (No. 2877 0245)

Dear Sir/Madam,

Re: Section 16 Planning Application for Proposed Temporary Office for a Period of Three Years at Lot 526 RP (Part) in D.D. 130, Lam Tei, Tuen Mun, New Territories
(Planning Application No. A/TM-LTYT/466)

We refer to the latest comments from the Transport Department and would like to enclose herewith our Responses-to-Comments Table with supporting Appendix to address the abovementioned departmental comments for their consideration.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Zoe LAU or Mr. Thomas LUK [REDACTED]

Yours faithfully,
For and on behalf of
Grandmax Surveyors Limited

Thomas Luk
Planning Consultant

Encl.

c.c. DPO/TMYLW, PlanD (Attn.: Ms. Eva TAM) - By Email (ekytam@pland.gov.hk)
DPO/ TMYLW, PlanD (Attn.: Ms. Bosco YUNG) - By Email (btkyung@pland.gov.hk)

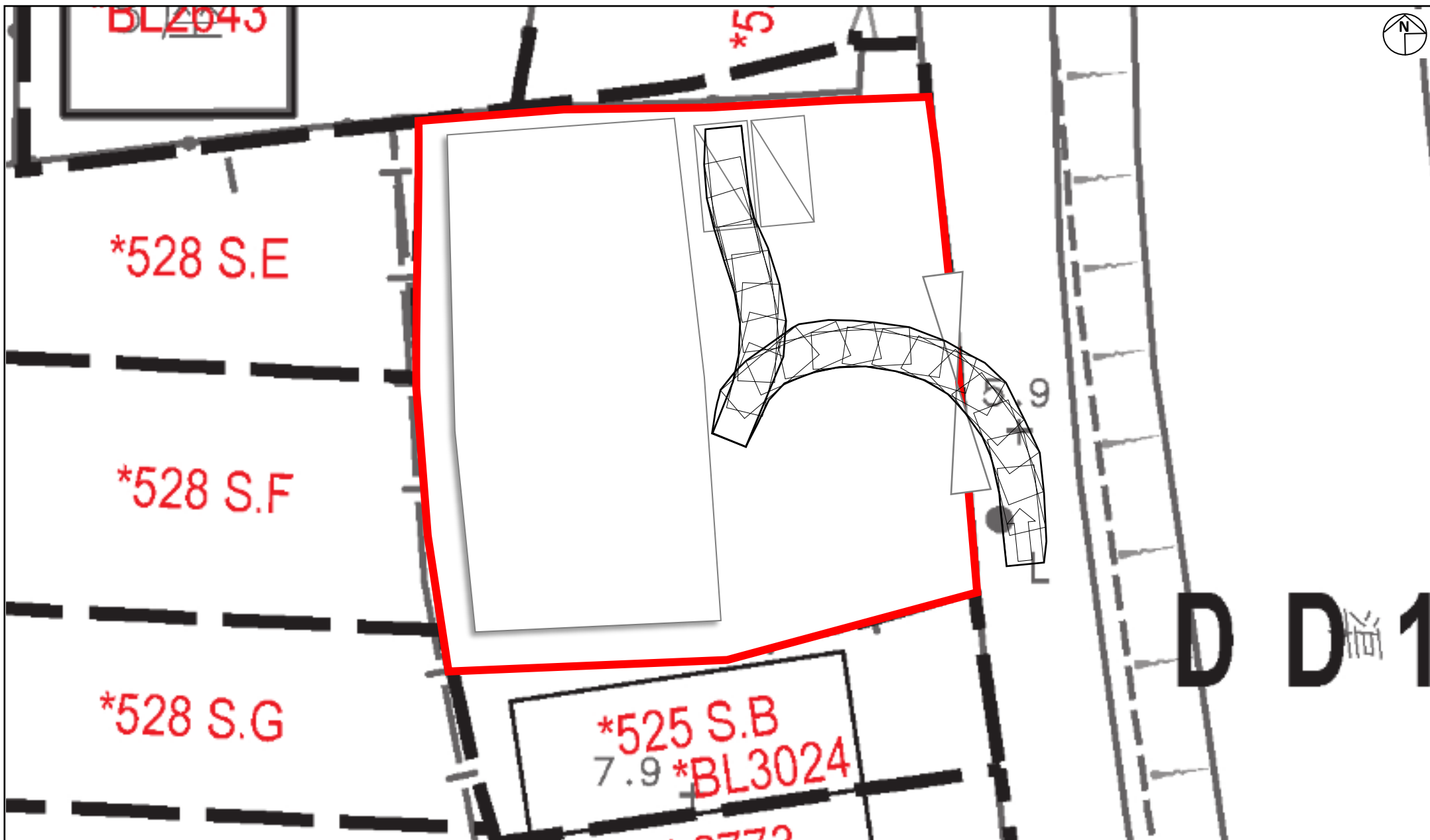


Department	Date	Comments	Responses to Departmental Comments
Transport Department (TD)	15.11.2023	<p>a. As the unnamed access road adjacent to the nullah is not a public road or footpath managed by this Office, comments from relevant authorities and local stakeholders should be sought, in particular any safety concerns on the access road to be shared used by both vehicles and pedestrians without segregation.</p> <p>b. Please advise the number of vehicular and pedestrian trip generation and attraction by the subject site.</p> <p>c. Please clarify the dimensions of the two proposed private car parking spaces, which should comply with HKPSG and justify whether the parking demand induced by the proposed development can be addressed.</p>	<p>a. Noted.</p> <p>b. Considering that the Application Site will primarily serve as an office with a staff size of 4 to 6 members, and given the convenient access to public transport services, including light rail, buses and minibus, within a 5-minute walking distance, it is recommended that staff and visitors utilise public transportation for commuting to and from the Application site. In view of the above, the number of vehicular and pedestrian trips is expected to be minimal and will not induce any adverse traffic impact on local area.</p> <p>The expected number of vehicular trips to/from the Application Site is estimated to be 4-6 trips per day during the operational hours (i.e. from 8:00 a.m. to 8:00 p.m., Monday to Saturday, excluding Sunday and public holidays). Meanwhile, the expected number of pedestrian trips to/from the Application Site is estimated to be around 12-14 trips per day during the operational hours.</p> <p>c. The proposed private car parking spaces are in standard size of 5m x 2.5m.</p> <p>Considering that the Application Site will primarily serve as an office with a staff size of 4 to 6 members, and given the convenient access to public transport services, including light rail, buses, and minibus, within a 5-minute walking distance, it is recommended that staff and visitors utilise public transportation for commuting to and from the Application site. In view of the above, the provision of two proposed private parking spaces is deemed sufficient to meet any parking demand generated by the proposed development.</p>

		<p>d. Please supplement the swept path analysis showing the vehicles (i) using the private car parking space, and (ii) entering and leaving the site from the unnamed access road.</p> <p>e. Sufficient vehicle manoeuvring space should be reserved in the open area of the proposed site. Please ensure that no queuing and / or waiting of motor vehicles from the site onto the unnamed access road would occur and no motor vehicles shall be permitted to reverse into and out of the site onto the unnamed access road.</p>	<p>d. Please find enclosed the swept path analysis in Appendix I, demonstrating the sufficient manoeuvring space for ingress, egress, and parking space.</p> <p>e. Noted.</p>
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Appendix I

Swept Path Analysis for Private Car



Project:

Section 16 Planning Application for Proposed Temporary Office for a Period of Three Years at Lot 526 RP (Part) in D.D. 130 in Lam Tei, Tuen Mun, New Territories
(Planning Application No. A/TM-LTY/466)

Title:

Swept Path Analysis for Private Car (In)

Figure:

5a

Scale:

Not to Scale

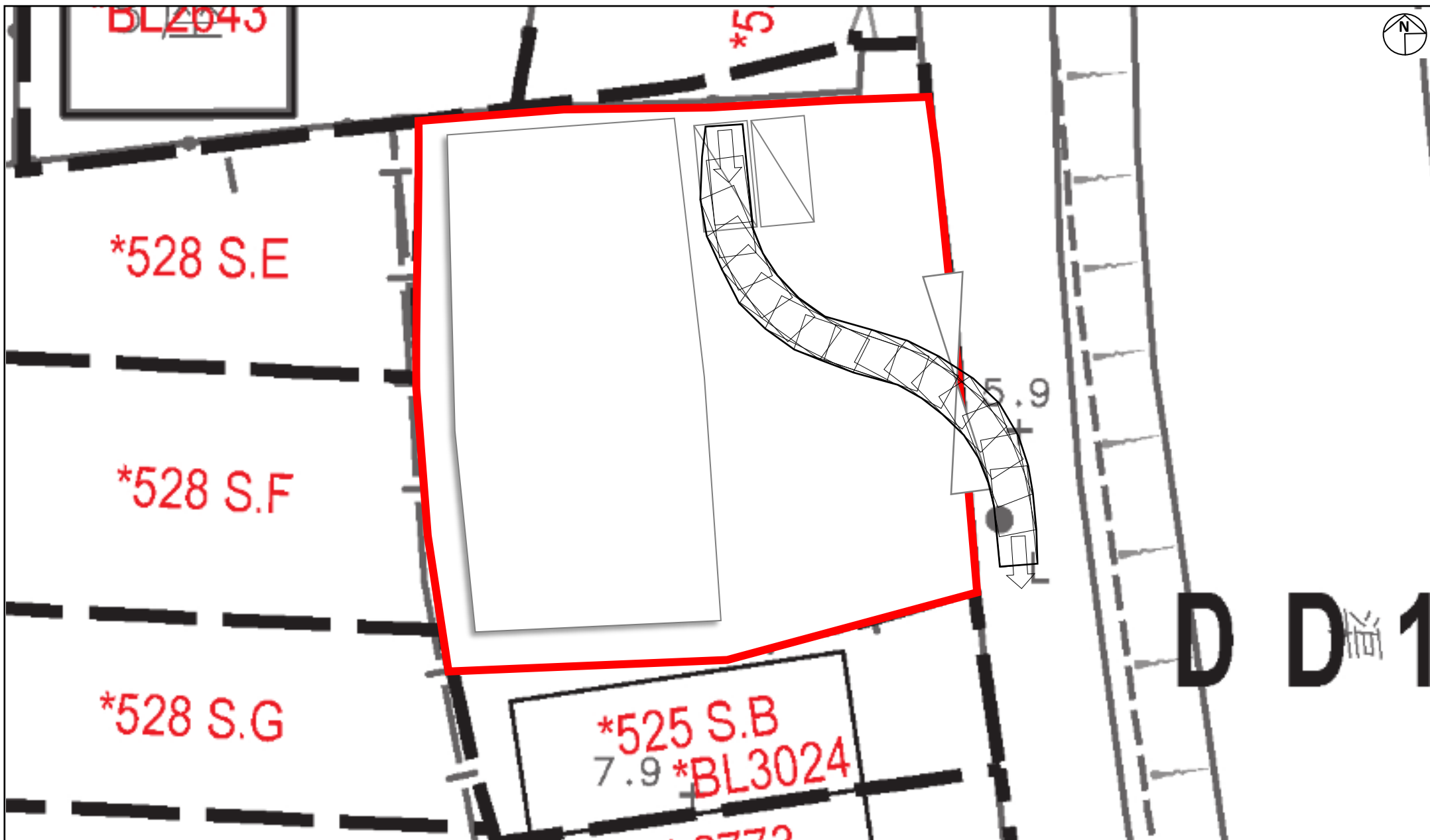
Date:

Nov 2023



GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司

Ref.: ADCL/PLG-10279/L002/F005a



Project:

Section 16 Planning Application for Proposed Temporary Office for a Period of Three Years at Lot 526 RP (Part) in D.D. 130 in Lam Tei, Tuen Mun, New Territories
(Planning Application No. A/TM-LTYT/466)

Title:

Swept Path Analysis for Private Car (Out)

Ref.: ADCL/PLG-10279/L002/F005b

Figure:

5b

Scale:

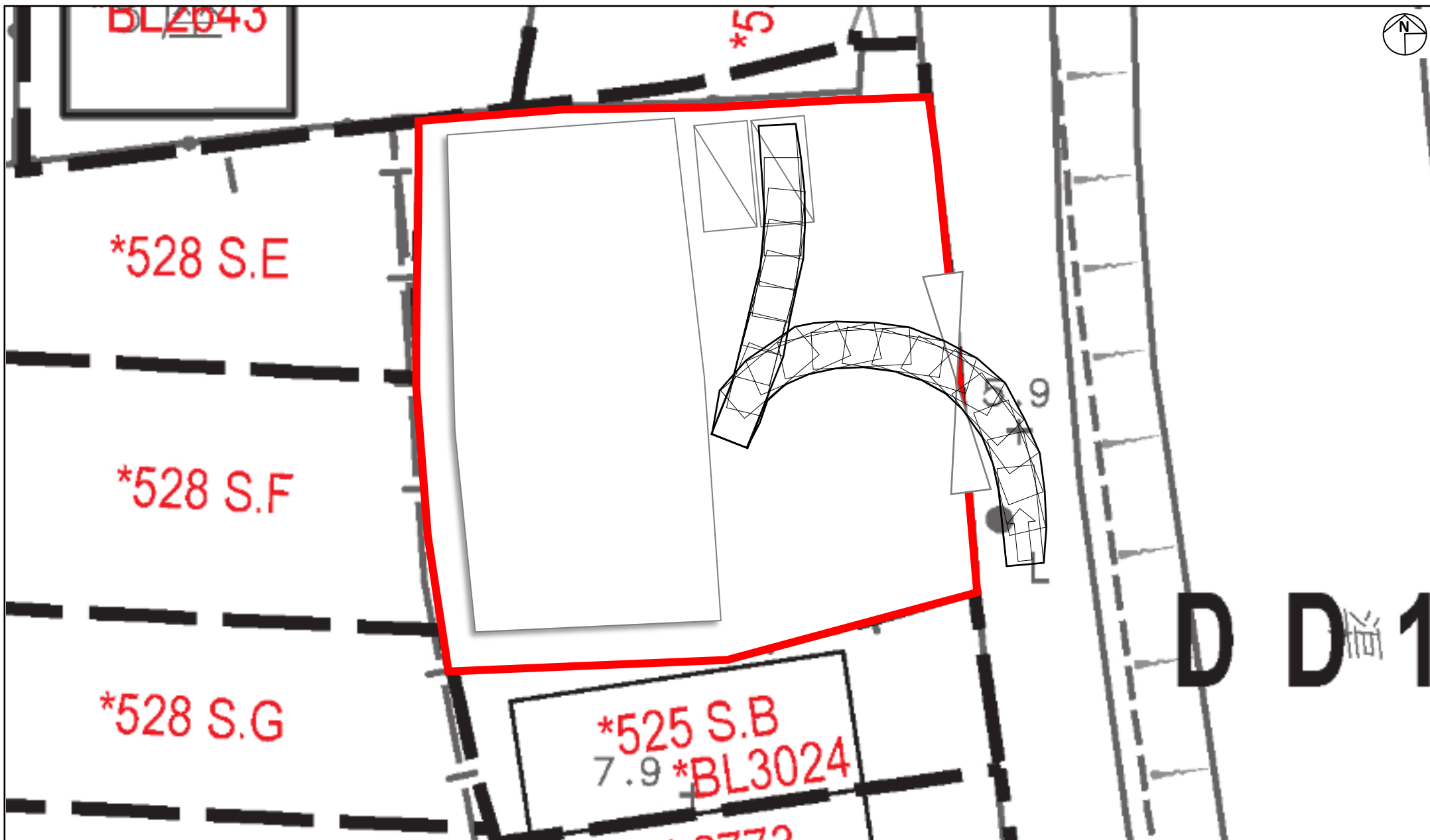
Not to Scale

Date:

Nov 2023



GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司



Project:

Section 16 Planning Application for Proposed Temporary Office for a Period of Three Years at Lot 526 RP (Part) in D.D. 130 in Lam Tei, Tuen Mun, New Territories
(Planning Application No. A/TM-LTY/466)

Title:

Swept Path Analysis for Private Car (In)

Figure:

5c

Scale:

Not to Scale

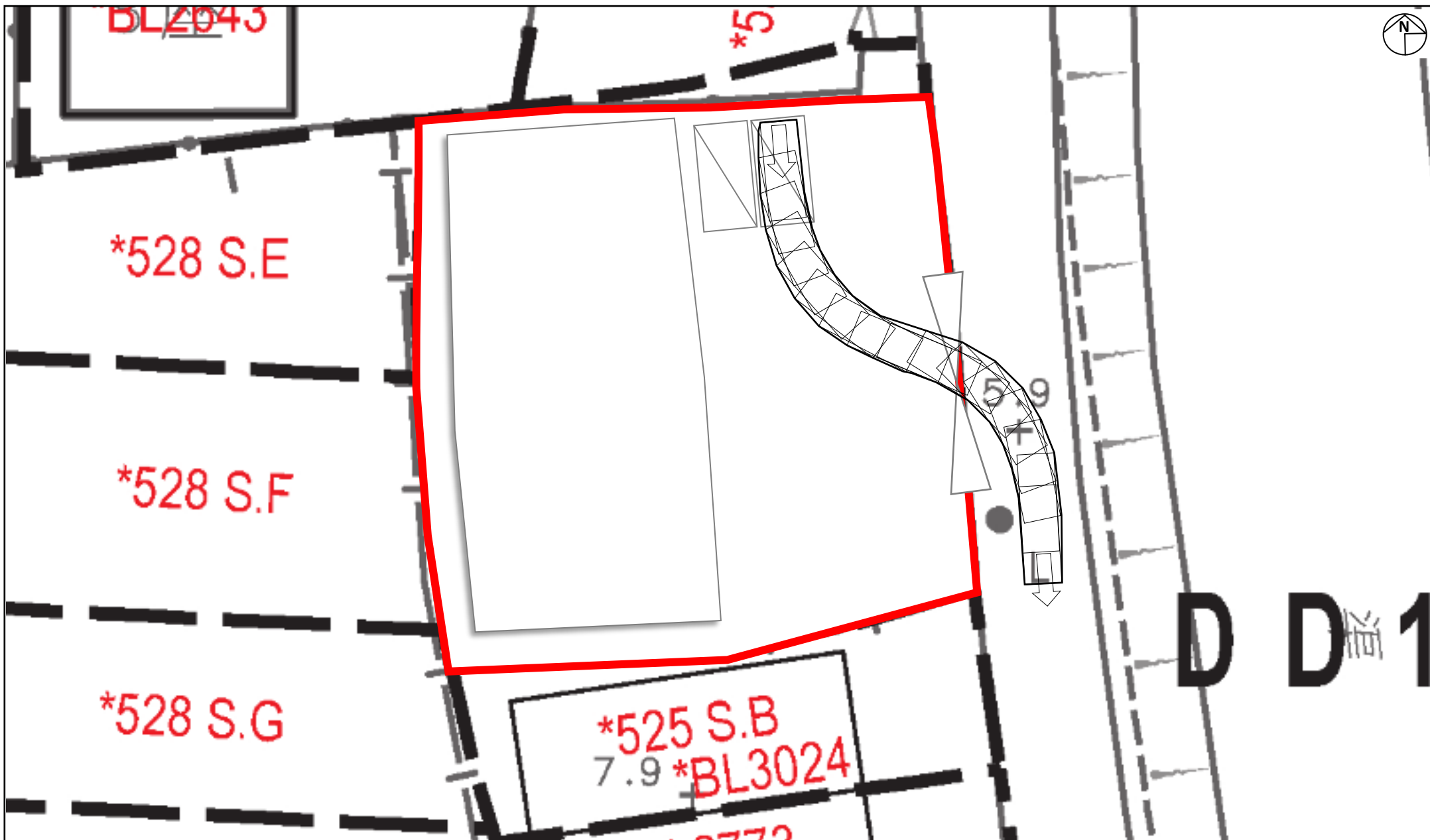
Date:

Nov 2023

Ref.: ADCL/PLG-10279/L002/F005c



GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司



Project:

Section 16 Planning Application for Proposed Temporary Office for a Period of Three Years at Lot 526 RP (Part) in D.D. 130 in Lam Tei, Tuen Mun, New Territories
(Planning Application No. A/TM-LTYT/466)

Title:

Swept Path Analysis for Private Car (Out)

Figure:

5d

Scale:

Not to Scale

Date:

Nov 2023

Ref.: ADCL/PLG-10279/L002/F005d



GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司

Previous Application covering the Application Site

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (TPB)</u>
1	A/TM-LTY Y/171	Temporary Public Vehicle Park (Private Cars, Light/Medium/Heavy Goods Vehicles and Coaches) For a Period of 3 Years	28.11.2008 (on review) [revoked on 28.2.2009]

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; and
- no Small House application approved/under processing at the application site (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 as the proposed use does not involve operation of heavy vehicles and dusty activities; and
- no environmental complaint concerning the Site received in the past three years.

4. Drainage

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

- no objection in principle to the application from public drainage point of view; and
- should the application be approved, approval conditions should be included to request the applicant to submit, implement and maintain a 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 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 on the application.

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 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 majority portion of Lot No. 526 RP 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 permission has been given for erection of the proposed structure on the Site;
 - (iii) the Site is accessible via an access road branching off from Ng Lau Road. His office does not carry out maintenance works for the said access road nor guarantee that any right-of-way will be given to the Site to connect to Ng Lau Road. The applicant shall be responsible for his own access arrangement;
 - (iv) 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 structure 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
 - (v) his office reserves the right to take lease enforcement actions as considered appropriate against any unauthorized erection/extensions/alterations of the 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 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:
- (i) as the unnamed access road adjacent to the nullah is not a public road or footpath manage by his office; comments from relevant authorities and local stakeholders should be sought, in particular any safety concerns on the access road to be shared used by both vehicles and pedestrians without segregation; and
 - (ii) sufficient vehicle manoeuvring space should be reserved in the open area of the Site. No queuing and/ or waiting of motor vehicles from the Site onto the unnamed access road would occur and no motor vehicles shall be permitted to reverse into and out of the site onto unnamed access road.

- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) noting that the proposed vehicular access, i.e. existing access road connecting the Site and Ng Lau Road is not a public road, the applicant should be responsible for his own access arrangement. His office is not/shall not be responsible for the maintenance of any access connecting the Site to any public roads; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) 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; and
- (f) 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 BO and should not be designated for any approved 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. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with BO;
 - (iii) in connection with (ii) above, the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iv) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - (v) adequate natural lighting and ventilation for the areas for office use should be provided in accordance with Regulations 30 and 31 of the B(P)R;

- (vi) the granting of planning approval should not be construed as an acceptance of the unauthorized structures on the Site under the BO. Enforcement action may be taken to effect the removal of all unauthorized works in the future; and
- (vii) detailed comments will be provided at the building plan submission stage.