

This document is received on 20 JUN 2024  
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-I  
表格第 S16-I 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 proposals not involving or not only involving:  
適用於建議不涉及或不祇涉及:**

- (i) **Construction of “New Territories Exempted House(s)”;**  
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**  
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;及
- (iii) **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的臨時用途或發展的許可續期

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](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](https://www.tpb.gov.hk/tc/plan_application/apply.html)

**General Note and Annotation for the Form  
填寫表格的一般指引及註解**

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TM-LTY7/476.
	Date Received 收到日期	20 JUN 2024

- 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)

陶嘉龍  
TO KA LUNG

### 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)

黃新和 WONG SUN WO WILLIAM

### 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)	屯門丈量約份第124約地段第3866號B分段及第3868號。
(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 ..... 968 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 240 ..... 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	藍地及亦園分區計劃大綱核准圖編號 S/TM-LTTY/12
(e) Land use zone(s) involved 涉及的土地用途地帶	V
(f) Current use(s) 現時用途	<p>建築材料銷售</p> <p>(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)</p>

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

The applicant 申請人 –

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

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

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

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... “current land owner(s)”<sup>#</sup>.  
根據土地註冊處截至 2024 年 5 月 22 日的記錄，這宗申請共牽涉 2 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 –

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

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

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

- ☒ has notified ..... “current land owner(s)”<sup>#</sup>  
已通知 ..... 2 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)
1	D.D.124 LOT3866 S.B	01-06-2024
1	D.D.124 LOT3868	23-05-2024

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)  
其他（請指明）

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**

- ☐ Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

**(i) For Type (i) application 供第(i)類申請**

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 .....		sq.m 平方米 □About 約
	Non-domestic part 非住用部分 .....		sq.m 平方米 □About 約
	Total 總計 .....		sq.m 平方米 □About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

**(ii) For Type (ii) application 供第(ii)類申請**

(a) Operation involved 涉及工程	<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
(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) (請用圖則顯示有關土地/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))		
(b) Intended use/development 有意進行的用途/發展		

**(iii) For Type (iii) application 供第(iii)類申請**

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置												
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置												
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度												
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)										
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)													

**(iv) For Type (iv) application 供第(iv)類申請**

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 ..... to 至 .....  
☐ Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
☐ Site coverage restriction 上蓋面積限制 From 由 .....% to 至 ..... %  
☐ Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層  
☐ Non-building area restriction 非建築用地限制 From 由 .....m to 至 ..... m  
☐ Others (please specify) 其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

(a) Proposed use(s)/development  
擬議用途/發展

擬議臨時商店及服務行業 (家居五金及建築材料銷售)  
(為期五年)

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	.....240..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	.....0.25.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	.....24.8..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	.....2.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	.....1..... storeys 層	
	<input type="checkbox"/> include 包括.....storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	.....3.5-4.5..... m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約  
 number of Units 單位數目 .....  
 average unit size 單位平均面積 .....sq. m 平方米 ☐ About 約  
 estimated number of residents 估計住客數目 .....

☐ Non-domestic part 非住用部分

## GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約  
☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約  
☒ shop and services 商店及服務行業 ..... 225 ..... sq. m 平方米 ☒ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land  
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
 樓面面積)

.....

.....

.....

☒ other(s) 其他

(please specify the use(s) and concerned land  
 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
 樓面面積)

... 洗手間 15 平方米 .....

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

## (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1	1	家居五金及建築材料銷售
2	1	洗手間
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

## (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

走火通道 .....

.....

.....

.....

.....

## 7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

.....2024年12月.....  
 .....  
 .....  
 .....  
 .....

## 8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行人車通道安排

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是          No 否	<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)) 順達街 <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) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是          No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Private Car Parking Spaces 私家車車位 2 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) _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是          No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 1 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____



**9. 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。

<p>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?</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是          No 否</p>	<p><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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><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</p> <p><input checked="" type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</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)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	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"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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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"/>																													

**10. 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。


申請地點鄰近地方將有非常多的村屋落成，還有很多鄉村屋宇準備動力工，而沒有出售家居五金及建築材料的商店存在，因此我等希望能在上址開設五金商店及售賣建築材料，希望能協助村民不用長途跋涉到屯門或元朗才能購買所須材料，懇請貴會給與批准

**11. 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

  
.....  
WONG SUN WO WILLIAM.....

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

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

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

Date 日期

31-05-2024

..... (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。

**For Developments involving Columbarium Use, please also complete the following:**  
**如發展涉及靈灰安置所用處，請另外填妥以下資料：**

Ash interment capacity 骨灰安放容量<sup>@</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該骨灰安置所內，總共最多可安放多少份骨灰。

## 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	屯門丈量約份第124約地段第3866S.B及3868號。		
Site area 地盤面積	968 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	藍地及亦園分區計劃大綱核准圖編號 S/TM-LTYY/12		
Zoning 地帶	V		
Applied use/ development 申請用途／發展	擬議臨時商店及服務行業 (家居五金及建築材料銷售) (為期五年)		
(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	240 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.25 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	2	
	Composite 綜合用途		



(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	3.5-4.5 m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	24.8 % <input checked="" type="checkbox"/> About 約	
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) 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	1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	1

### Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

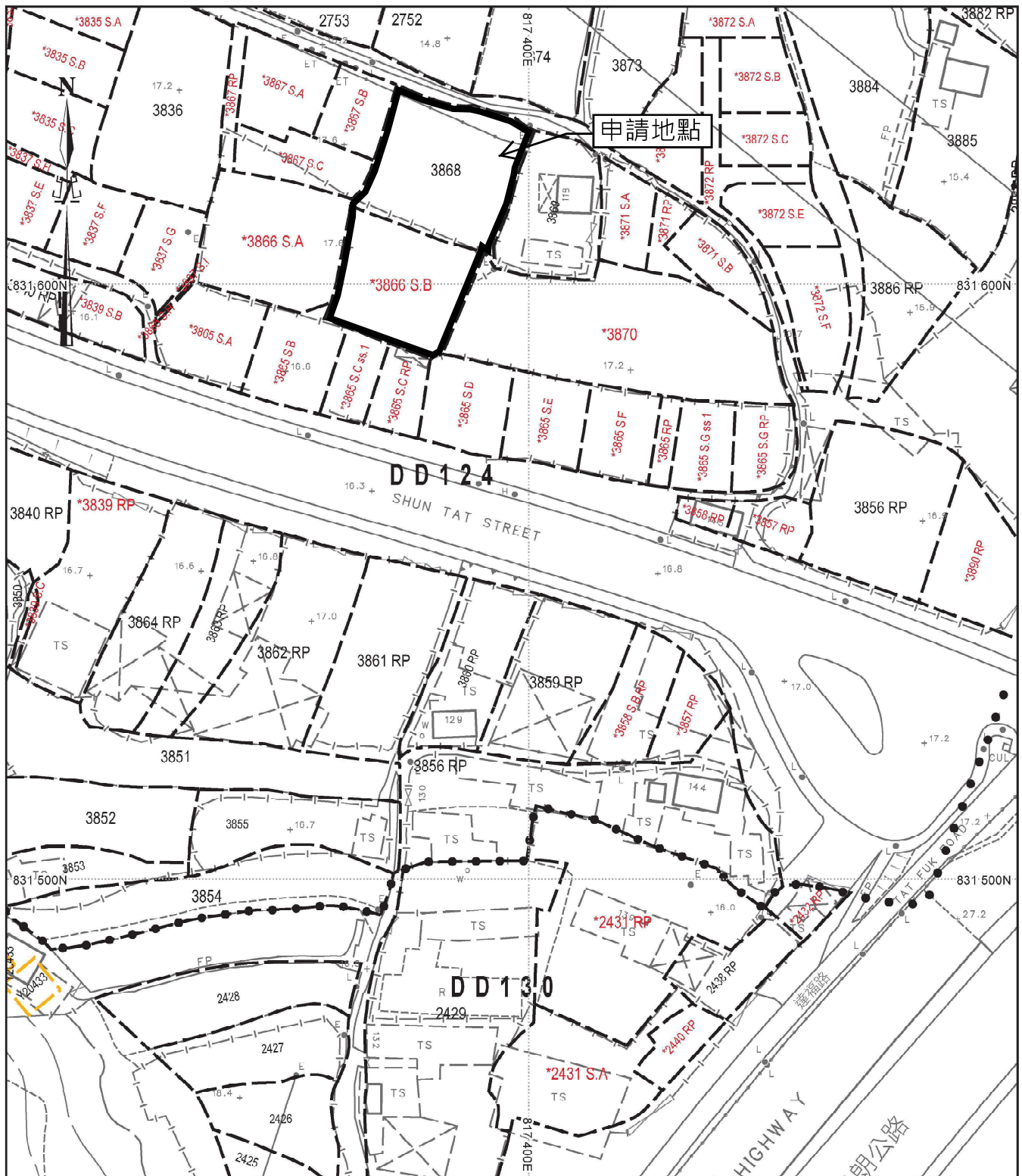
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
申請地點位置圖，雨水排放建議圖		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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

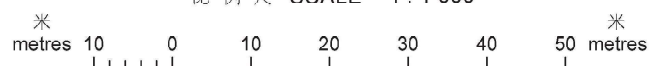
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

# 申請地點位置圖



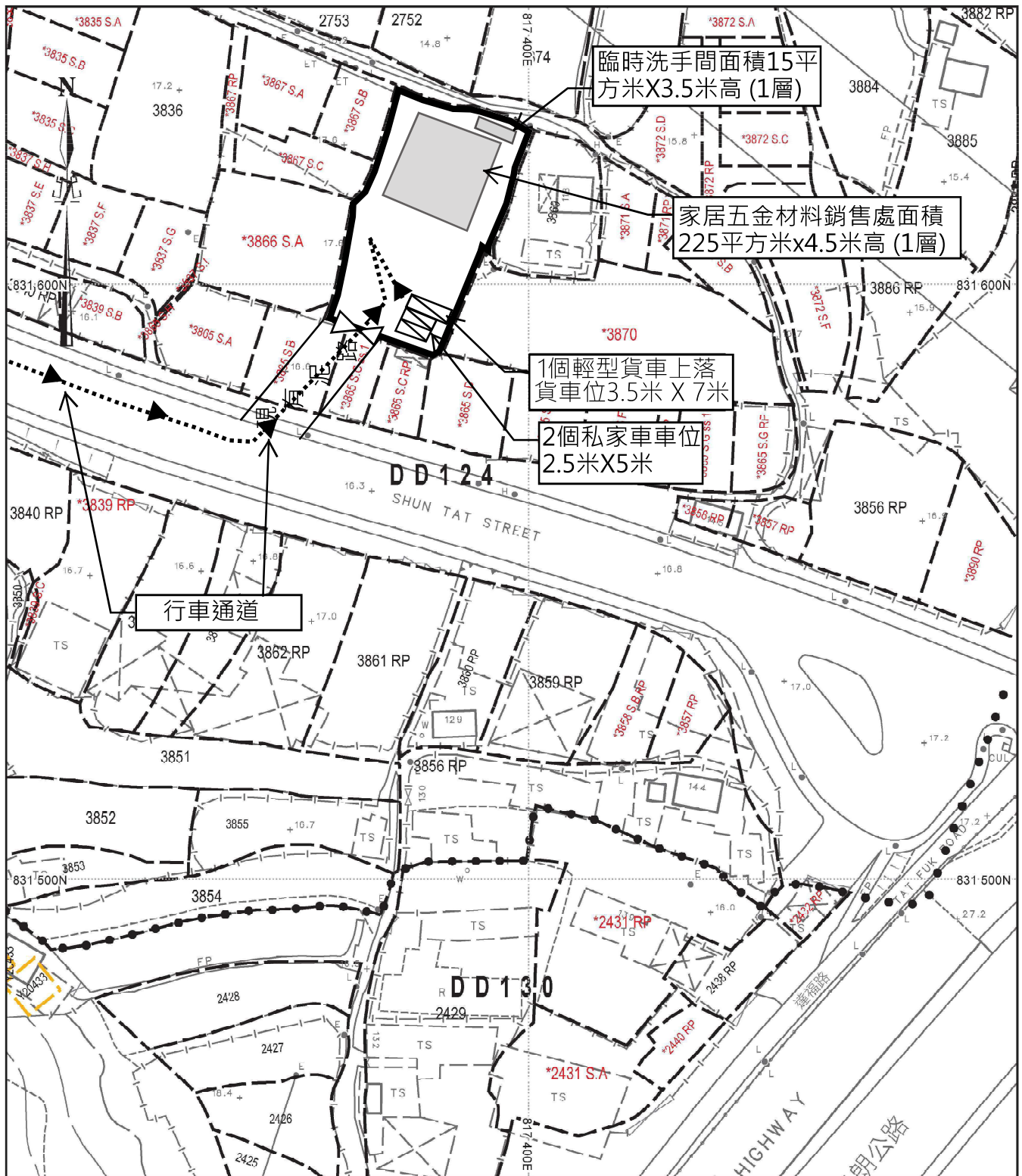
地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000





# 布局圖



地政總署測繪處 Survey and Mapping Office, Lands Department

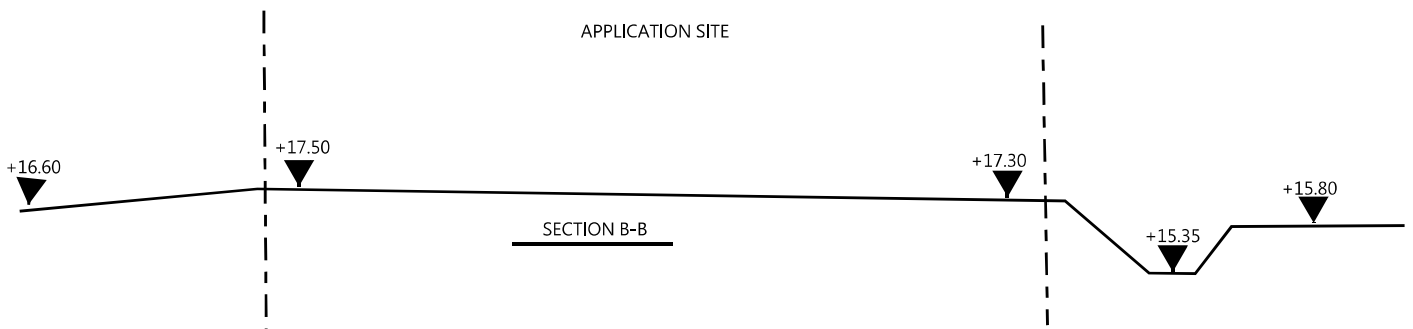
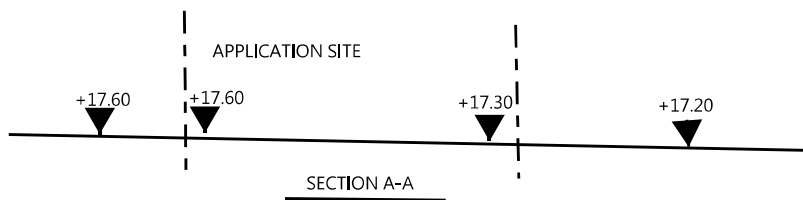
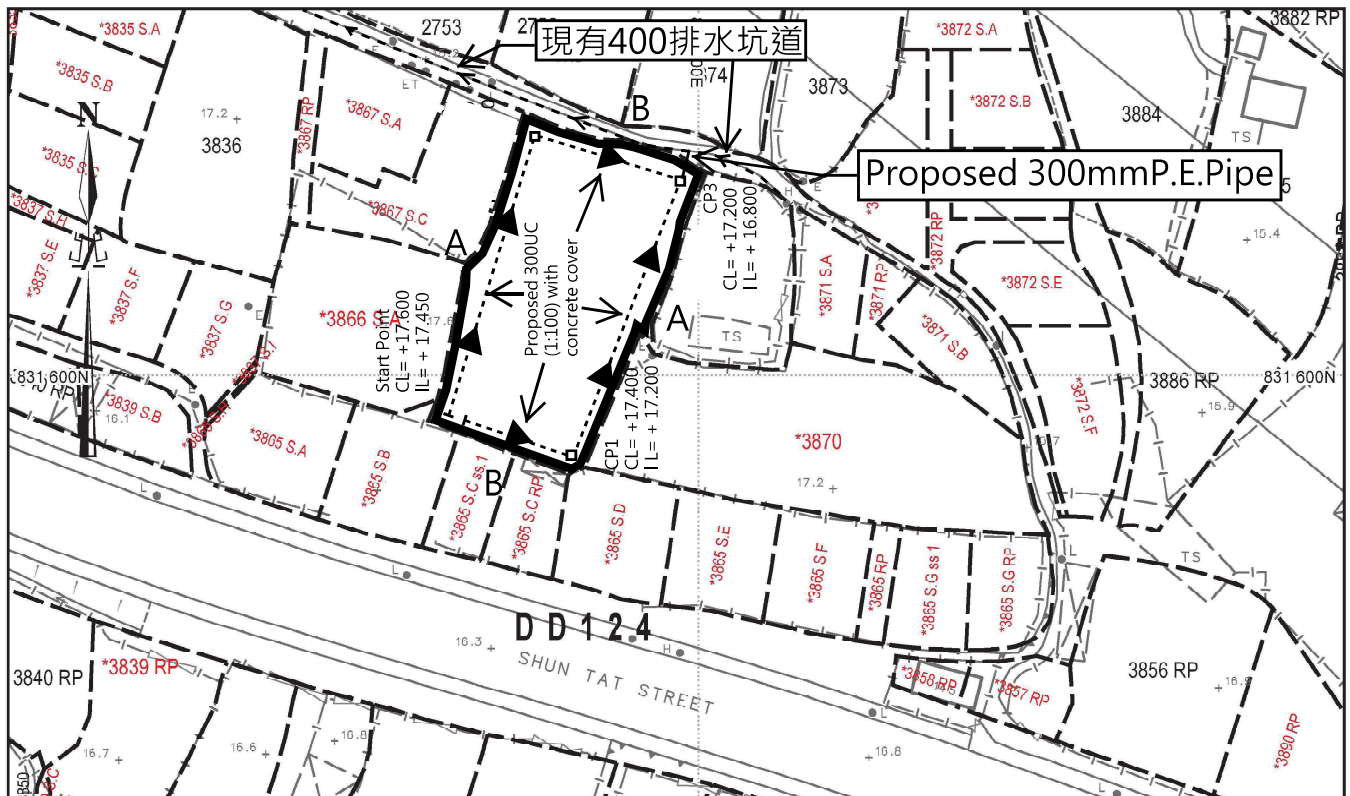
比例尺 SCALE 1:1000

metres 10 0 10 20 30 40 50 metres





雨水排放建議圖
---------



Site Catchment Area	=	968 m <sup>2</sup>
	=	0.000968 km <sup>2</sup>
Peak runoff in m <sup>3</sup> /s	=	0.278 x 0.95 x 250 mm/hr x 0.000968 km <sup>2</sup>
	=	0.063912 m <sup>3</sup> /s
	=	3835 liter/min

Note:

1. Catchpit (CP1-CP3) with desilting facility shall follow CEDD's standard drawing No. C2406I.
2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
3. The inverted level of the connection point shall be verified on site prior the commencement of work
4. Grating Concrete Cover follows CEDD's standard drawing No. C2412E: U-CHANNELS WITH PRECAST CONCRETE SLABS

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

寄件者: tmylwdpo\_pd/PLAND  
寄件日期: 2024年10月17日星期四 8:55  
收件者: [REDACTED]  
副本: [REDACTED]  
主旨: 轉寄: A/TM/LTYT/476  
附件: 回應渠務署提問.pdf; 回應運輸署提問.pdf; 車輛進入模擬圖.pdf; 車輛離開模擬圖.pdf; 布局圖.pdf; 交通流量評估報告.pdf; 回應EMSD.pdf

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**From:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Sent:** Wednesday, October 16, 2024 5:20 PM  
**To:** tmylwdpo\_pd/PLAND <tmylwdpo@pland.gov.hk>  
**Cc:** [REDACTED]  
**Subject:** Fw: A/TM/LTYT/476

**From:** sun wo wong <[REDACTED]>  
**Sent:** Wednesday, October 16, 2024 5:11 PM  
**To:** tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>; [REDACTED]  
**Subject:** Re: A/TM/LTYT/476

此郵件係取代剛才發給貴會的文件

sun wo wong <[REDACTED]> 於 2024年10月16日 週三 下午4:21寫道：

**A/TM/LTYT/476**

此郵件係取代15-10-2024交付貴會的文件

sun wo wong <[REDACTED]> 於 2024年10月15日 週二 上午1:38寫道：

----- 轉寄的訊息 -----

寄件者: sun wo wong <[REDACTED]>  
日期: 2024年10月15日 週二, 上午12:20  
寄件者: A/TM/LTYT/476  
收件者: 城規會秘書處 <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>, [REDACTED]  
[REDACTED]

有關部門的提問, 我等作出如下的回覆

Please find the comments from DSD for your action please. Thanks.

回應渠務署的擬問

2. The existing u-channel proposed to be connected is not DSD's facilities according to our drainage record plan. DSD noticed that the proposed drainage connections to the downstream areas will run through other private lots. The applicant shall demonstrate that the proposed drainage construction works and the operation of the drainage can be practicably implemented on site. The applicant shall also check and sure that the proposed drainage works and their downstream drainage systems have the adequate capacity and are in good conditions to accommodate the surface runoff collected from the application site and its upstream catchments.

有關貴署提及上述鄉村排水坑道已沿用多年，大部份的農田都係使用有關排水渠，我等作出是次申請前，早前已取得村長的同意我等使用上述排水渠作為我等排放兩水的渠道，同時我等亦向村長作出承諾，日後有須要時我等會聯同相關使用人共同出資進行維修保養的工作。村長亦提及下游早前政府已進行改善工程，因此足以承接50年一預的情況出現。

1. Please note that there is a high pressure underground town gas transmission pipeline in the vicinity of the proposed temporary shop and services. In this connection, grateful if you could provide an estimation of aggregated population induced from the captioned proposal for our consideration. Your attention is drawn that Risk Assessment would be required from the project proponent/consultant to assess the risks posed by the gas installation if the proposal will result in a significant increase in population.

我等銷售的建築材料大部份客戶為電話落單，再由我等安排專車送貨，同時購買貨品的人士多數為鄰近村民，有須要時都會由我等提供送貨服務，因此預計每天的人流不會超越 10 個人次。

2. The applicant/works contractor shall liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing and planned gas pipes/gas installations in the vicinity of the application site and any required minimum set back distance away from them during the design and construction stages of temporary shop and services.

我等申請地點為鄉村小型屋宇用地，申請只作為臨時用途，就算獲得臨時許可，可能一兩年後地段業權人獲批准建屋時我等都要交回土地，同時有關提及的煤氣設施只是初步設計未有實施日期(鄉事委員會提供的資料)我等在收到貴署擬問已電郵煤氣公司直至今天亦未收到回應，因此只能以此回覆。

## A/TM-LTTY/476

### 回應運輸署的疑問

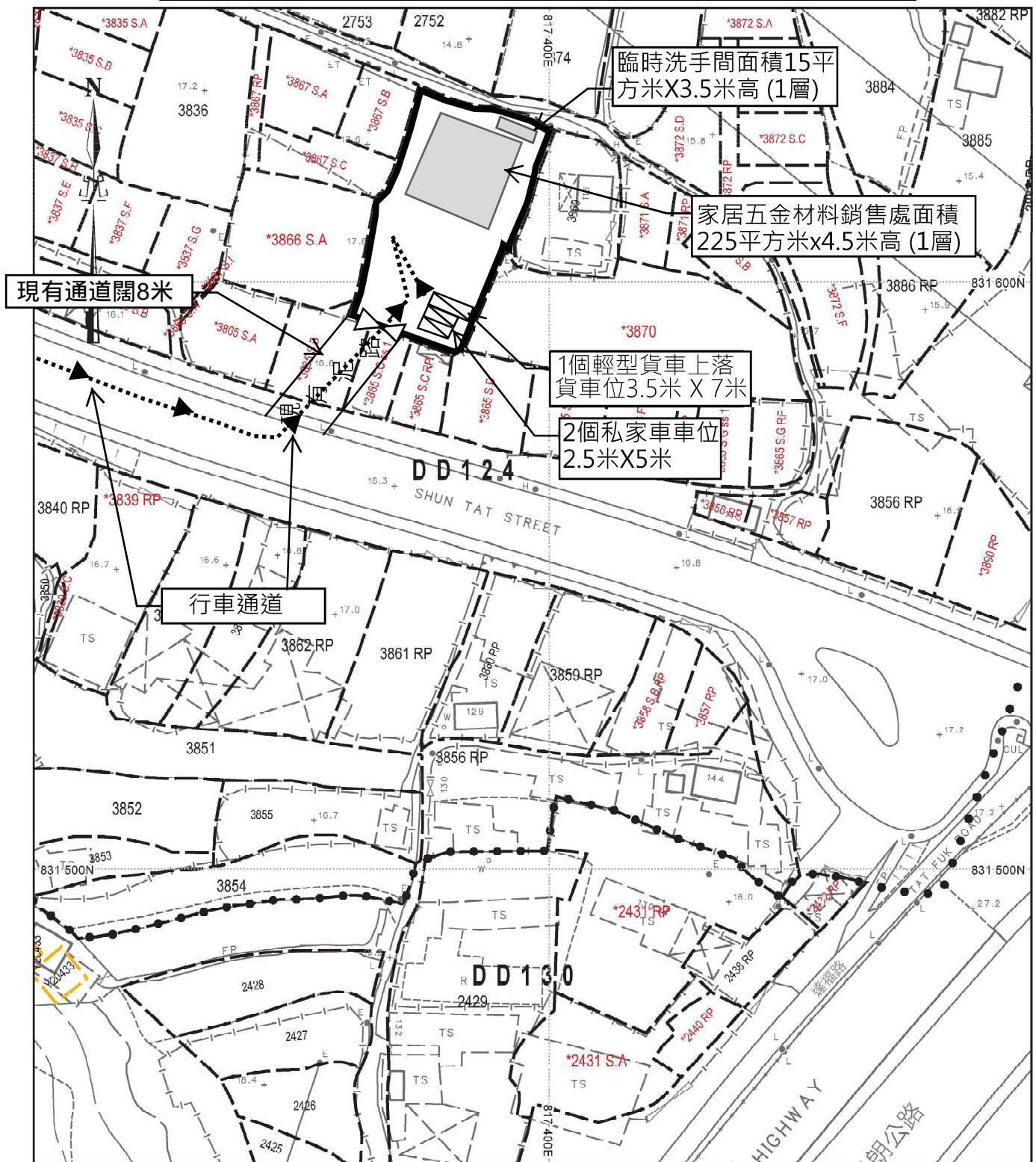
Please note the following comments from traffic engineering viewpoint:

- a. It is noted that the vehicles entering the proposed site will route through the private lots 3865 S.B, 3865 S.C ss.1 and the unallocated and unleased government land adjacent to the footpath of Shun Tat Street. As these are not public roads or footpaths managed by this Office, any right-of-way of the proposed site is not guaranteed. The applicant is required to seek comments from the lot owners and relevant stakeholders for granting permission to access to the proposed site. Comments from relevant government departments should also be sought.  
昨出是次申請前我等已取得上述業權人的同意使用上述3865S.B及3865S.C ss1的土地作為通道用途，同時如獲批准。等會向有關政府部門申請臨時使用政府土地作為通道的用途。
- b. Please clarify the width of vehicular access of the proposed site in the layout plan.  
有關出入通道闊8米，已更新布局圖，隨函一並附上新的布局圖
- c. Please advise the number of vehicular and pedestrian trip generation and attraction by the subject site.  
隨函附上車輛流量評估報告。
- d. Please clarify if any run-in / run-out will be provided at the public footpath for assessing the site. If affirmative, it should be designed and constructed by the applicant in compliance with HyD's standard and to the satisfaction of HyD.  
如獲批准，我等會向有關部門提出申請依照路政署的指引HIGHWAYS DEPARTMENT (H1113C) 進行出入口改善工程。
- 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 Shun Tat Street would occur and no motor vehicles shall be permitted to reverse into and out of the site onto Shun Tat Street.  
我等保證所有車輛不會因為泊車問題而影響順達街的交通情況，因我等場地有足夠的荷載能力，因場內只提供2個私家車車位及1個輕型貨車位。而空間足有450平方米。
- f. Please supplement the swept paths showing the private cars (PCs) and light goods vehicles (LGVs) (i) entering the site from and leaving the site to Shun Tat Street via the private lots and the unallocated and unleased government land as stated in (a) above; (ii) manoeuvring within the open area of the site; and (iii) entering and leaving the PC and LGV parking spaces.  
我等隨函附上一份車輛進出模擬圖給貴署審議
- g. Please justify that the proposed parking and loading / unloading provisions are sufficient to cater for the parking and loading / unloading demand due to the proposed use.

有關銷售方式大部份為電話聯系落單，再由我等送貨上門，因此到現場購物實為小數人士每天不會超過10人，而村民需要購物時只須步行幾分鍾便可到達，因此場內兩個私家車位我等只預留1個作為訪客用途，而另1個留作員工使用。



# 布局圖



A/TM-LTYT/476  
車輛流量評估

至：城市規劃委員會

本中心共有 2 個私家車位及 1 個輕型貨車上落貨位，我等預計經常停泊及出入中心車輛流量。

進入場地預計流量 (私家車)

星期	時間	上午 8 時至 10 時前	上午 10 時至下午 6 時
----	----	---------------	----------------

1 至 6 車輛架次	預計有 1 架次	預計有 1 架次
------------	----------	----------

(輕型貨車)

星期	時間	上午 8 時至 10 時前	上午 10 時至下午 4 時
----	----	---------------	----------------

1 至 6 車輛架次	預計有 1 架次	預計每小時有 1 架次
------------	----------	-------------

離開場地預計流量 (私家車)

星期	時間	上午 8 時至 10 時前	上午 10 時至下午 6 時
----	----	---------------	----------------

1 至 6 車輛架次	預計有 0 架次	預計有 2 架次
------------	----------	----------

(輕型貨車)

星期	時間	上午 8 時至 10 時前	上午 10 時至下午 4 時
----	----	---------------	----------------

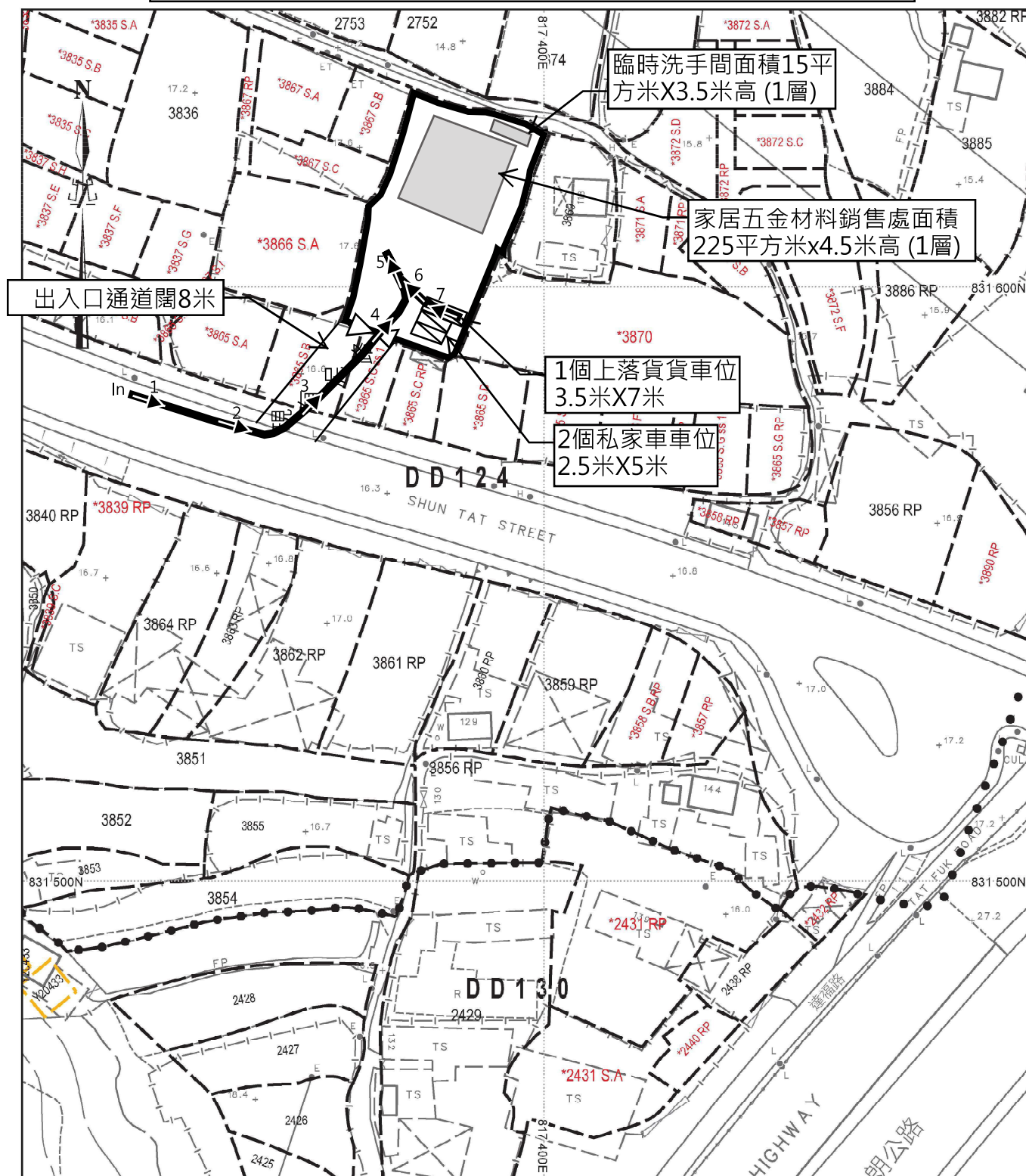
1 至 6 車輛架次	預計有 1 架次	預計每小時有 1 架次
------------	----------	-------------

營業時間為星期一至星期六每日上午8時至下午6時，星期日及公眾假期全日休息

以上為我等場地預計流量評估

而行人進出場地每日預計不多於10人，因我等銷售方式以電話落單為主，而村民購買物品時只須步行數分鍾便可到達，因此毋須預設太多車位，平時進出場地車輛每小時不多於1部車輛，因此對行人及順達街的交通影響十分輕微，懇請貴署同意我等的建議。

# 車輛進入模擬圖



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000

米 metres 10 0 10 20 30 40 50 metres







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

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Development(s)/ Use(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Approval Conditions</u></b>
1.	A/TM-LTYT/165	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	7.3.2008 (Revoked on 7.6.2008)	(a) to (e), (g), (h), (j) to (l)
2.	A/TM-LTYT/185	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	24.7.2009 (Revoked on 14.10.2009)	(a) to (e), (g), (i) to (l)
3.	A/TM-LTYT/401	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	26.3.2021 (Revoked on 26.9.2022)	(a), (e), (f), (i), (k) & (m)

**Approval Conditions**

- (a) No night time operation.
- (b) No vehicle without valid licences is allowed to enter or be parked/stored at the Site.
- (c) No vehicle of 5.5 tonnes or more, container vehicles, container trailers is allowed to enter or be parked/stored at the Site.
- (d) No workshop activities.
- (e) Submission/implementation of drainage impact assessment/proposal.
- (f) Maintenance of the implemented drainage facilities on the Site.
- (g) Submission/implementation of the vehicular run-in/out proposal.
- (h) Provision of a 9-litre water type/3kg dry powder fire extinguisher.
- (i) Submission/implementation of fire service installations proposal.
- (j) Submission/implementation of landscape proposal.
- (k) Revocation clause(s).
- (l) Reinstatement clause.
- (m) Maintenance of the existing tree planting within the Site.

**Rejected Applications**

	<b><u>Application No.</u></b>	<b><u>Development(s)/ Use(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Rejected Reasons</u></b>
1.	A/DPA/TM-LTYT/ 101	Open Storage of Building Materials	24.5.1996	(1) to (3)
2.	A/TM-LTYT/125	Temporary Heavy Vehicle Park for a Period of 3 Years	18.3.2005	(1), (2) & (4)
3.	A/TM-LTYT/130	Temporary Dump Truck Park and Ancillary Self-service Repair Workshop for a Period of 3 Years	14.10.2005	(1), (2) & (4)

**Rejection Reasons**

- (1) Not in line with planning intention.
- (2) Incompatible with surrounding land uses.
- (3) Insufficient information to demonstrate that the building materials cannot be stored in conventional industrial premises.
- (4) Adverse drainage and environmental impacts.

**Similar s.16 Applications within/straddling the Subject “V” zone on the OZP  
in the Past Five Years**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Development(s)/ Use(s)</u></b>	<b><u>Zoning(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1.	A/TM-LTY Y/408	Proposed Temporary Shop and Services for a Period of 3 Years	“V” & “R(D)”	8.1.2021
2.	A/TM-LTY Y/437	Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years	“V”	14.10.2022
3.	A/TM-LTY Y/450	Proposed Temporary Shop and Services for a Period of 3 Years	“V”	19.5.2023
4.	A/TM-LTY Y/464	Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years	“V” & “R(D)”	8.12.2023
5.	A/TM-LTY Y/473	Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years	“V”	21.6.2024
6.	A/TM-LTY Y/480	Proposed Temporary Shop and Services for a Period of 5 Years	“V”	4.10.2024



**Government Bureau/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.
- There is no Small House application approved or under processing at the Site.
- Advisory comments are at **Appendix IV**.

**2. Traffic**

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

- No adverse comment on the application from the traffic engineering point of view.
- Advisory comments are at **Appendix IV**.

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

- No objection to the application from the highway maintenance point of view.
- Advisory comments are at **Appendix IV**.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- No objection to the application.
- Advisory comments are at **Appendix IV**.

**4. Drainage**

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

- No adverse comment to the application from the public drainage point of view.
- Should the application be approved, conditions should be included to request the applicant to implement and maintain the proposed drainage facilities to the satisfaction of DSD.
- Advisory comments are at **Appendix IV**.

## 5. **Fire Safety**

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

- No objection in principle to the application subject to fire service installations and water supplies for firefighting being provided to the satisfaction of D of FS.
- Advisory comments are at **Appendix IV**.

## 6. **Building Matters**

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

- No objection to the application.
- Advisory comments are at **Appendix IV**.

## 7. **Environmental Hygiene**

Comments of the Director of Food and Environmental Hygiene (DFEH):

- No adverse comment on the application.
- Advisory comments are at **Appendix IV**.

## 8. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

As no significant vegetation/landscape resources are observed with the Site and noting “*no tree felling*” is required as justified by the applicant, significant landscape impact arising from the application is not anticipated.

## 9. **Other Bureau/Departments**

The following government bureau/departments have no objection to/no comment on the application and their advisory comments, if any, are in **Appendix IV**:

- Executive Secretary, Antiquities and Monuments Office (ES, AMO), Development Bureau;
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Director of Electrical and Mechanical Services (DEMS);

- Director of Agriculture, Fisheries and Conservation (DAFC);
- Commissioner of Police (C of P); and
- District Officer (Tuen Mun), Home Affairs Department (DO(TM), HAD).

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) the planning permission is given to the development/use under application. It does not condone any other development/use (i.e. open storage of construction machineries and materials) which currently exists on the Site but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (c) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
  - (i) the Site comprises an Old Schedule Agricultural Lots, namely Lots 3866 S.B and 3868 both in D.D.124 (“the Lots”) held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
  - (ii) there are unauthorised structures on the Site. The lot owner(s) should immediately rectify/regularise the lease breaches and DLO/TM reserves the rights to take necessary lease enforcement action against the breaches without further notice;
  - (iii) the Site is accessible via Shun Tat Street via a strip of Government land (GL) and private lots. DLO/TM does not carry out maintenance works for the said access nor guarantee that any right-of-way to the Site will be given. The applicant shall be responsible for his own access arrangement;
  - (iv) DLO/TM reserves the right to take lease enforcement actions as considered appropriate against any unauthorised erection/extensions/alternations of the structures erected or to be erected within the Lots or any unauthorised occupation of GL at any time irrespective of whether planning permission will be given or not. Enforcement action will be taken should any structure or structures be found erected without prior approval given by DLO/TM or be in breach of the approval given; and
  - (v) the lot owner(s) shall apply to DLO/TM for a Short Term Waiver (STW) to permit the structures erected within the Lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
  - (i) it is noted that the vehicles entering the Site will route through Lots 3865 S.B, 3865 S.C

ss.1 and the unallocated and unleased GL adjacent to the footpath of Shun Tat Street. As these are not public roads or footpaths managed by the Transport Department (TD), any right-of-way of the Site is not guaranteed. The applicant is required to seek comments from the lot owners and relevant stakeholders for granting permission to access to the Site;

- (ii) sufficient vehicle manoeuvring space should be reserve in the open area of the Site. Please ensure that no queuing and/or waiting of motor vehicles from the Site onto Shun Tat Street would occur and no motor vehicles shall be permitted to reverse into and out of the Site onto Shun Tat Street; and
  - (iii) there is level difference between the existing footpath and carriageway at Shun Tat Street near the Site. Pedestrians' use of footpath at Shun Tat Street should be higher than that of Tak Fuk Road. Therefore, C for T considers appropriate to include an approval condition to implement a vehicular run-in/out;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- (i) HyD shall not be responsible for the maintenance of any access connecting the Site and Shun Tat Street;
  - (ii) the proposed access arrangement of the Site from Shun Tat Street should be commented and approved by TD;
  - (iii) the applicant should take all necessary measures to avoid causing any damage to public roads/street furniture and make good any damage done at the applicant's own expenses to HyD's satisfaction arisen from his activity; and
  - (iv) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) 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;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system; and

- (ii) the proposed works should neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
  - (i) 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 the Fire Services Department for approval. In addition, the applicant should also be advised on the following points:
    - (a) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
    - (b) the location of where proposed FSIs to be installed should be clearly marked on the layout plans; and
  - (ii) if the proposed structures are 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;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) there is no record of approval by the Building Authority (BA) for any structures at the Site;
  - (ii) in this application, there are two structures proposed. Before any new building works are to be carried out on the Site, the prior approval and consent of the BA should be obtained, otherwise they are unauthorised building works (UBWs). An Authorised Person should be appointed as the co-ordinator for the proposed buildings works in accordance with the BO;
  - (iii) in connection with (i) (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 B(P)R at the building plan submission stage;
  - (v) the applicant's attention is drawn to the following points:
    - (a) if any existing structures are erected on leased land without approval of BD (not being a New Territories Exempted House), they are unauthorised under BO and



should not be designated for any approved use under the captioned application;

(b) for UBWs erected on the leased land, including the existing structures under the application, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under BO; and

(vi) detailed comments under BO to be provided during building plans submission;

(j) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:

(i) if the proposal involves any commercial/trading activities, its state should not as to be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses;

(ii) the applicant shall conduct, by all practical means, pest control measures to avoid infestation of pest including mosquitos and rodents at the Site and its surroundings; and

(iii) the associated works and operations shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding; and

(k) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:

(i) in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. The applicant should also be reminded to observe the Electricity Supply Lines (Protection) Regulation (the Regulation) and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines;

(ii) there is a high pressure underground town gas transmission pipeline (running along Yuen Long Highway) in the vicinity of the proposed temporary use; and

(iii) the number of working personnel in the proposed temporary use shall be minimised as far as reasonably particular.

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**From:** [REDACTED]  
**Sent:** 2024-07-09 星期二 23:36:37  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Objection to Planning Applications No. A/TM-LTYT/478 and No. A/TM-LTYT/476- Tuen Mun, New Territories  
**Attachment:** 3e7d23da-9bb5-4563-a617-50c62560a838.jpeg; 7f048509-417d-4d4d-917f-ebf7af7a1b0f.jpeg

Dear Town Planning Board,

I am writing to express my strong opposition to the approved planning applications (No. A/TM-LTYT/478) and (No. A/TM-LTYT/476) for the development of temporary public car parks and temporary shops and services on the locations specified.

After careful consideration, I believe that the proposed developments are inappropriate for the given locations, which are:

1. Lots 3865 S.E, 3865 S.F, 3865 S.G ss.1 (Part), 3865 S.G RP (Part), 3865 RP and 3870 in D.D 124, Tuen Mun, New Territories
2. Lots 3866 S.B and 3868 in D.D 124, Tuen Mun, New Territories

The primary concerns I have with these proposals are as follows:

1. Incompatibility with the surrounding land use: The proposed developments of public car parks and commercial shops/services do not align with the existing character and usage of the locations. This could potentially disrupt the current land use patterns and negatively impact the local community.
2. Increased traffic and congestion: The influx of vehicles and visitors associated with the car parks and commercial activities is likely to exacerbate traffic issues and create additional congestion in the already densely populated Tuen Mun area.
3. Environmental and infrastructure concerns: The intensified use of the land may put a strain on the existing infrastructure and have adverse environmental implications, such as increased air and noise pollution, as well as the potential overloading of public utilities.
4. Lack of long-term planning: Approving these temporary developments may hinder the opportunity for more comprehensive and sustainable land use planning in the future, which could better serve the needs of the local community.

In light of these concerns, I strongly urge the Town Planning Board to reconsider the approval of these planning applications and explore alternative development proposals that are more aligned with the long-term vision and well-being of the area.

The planning applications (No. A/TM-LTYT/478) and (No. A/TM-LTYT/476) are attached for your reference.

Thank you for your consideration. I look forward to your response and the opportunity to discuss this matter further.

Sincerely,  
Tiffany Cheung

From: [REDACTED]

Sent: Thursday, July 11, 2024 11:34 PM

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

Subject: Objection to Unauthorized Proposed Developments on My Land in Tuen Mun, New Territories (No. A/TM-LTYT/478 and No. A/TM-LTYT/476)

Dear Town Planning Board,

I am writing to strongly object to the proposed planning applications (No. A/TM-LTYT/478 and No. A/TM-LTYT/476) for the development of temporary public car parks and commercial shops/services on my land in Tuen Mun, New Territories.

As the owner of the following land lots:

1. Lots 3865 S.E, 3865 S.F, 3865 S.G ss.1 (Part), 3865 S.G RP (Part), 3865 RP and 3870 in D.D 124, Tuen Mun, New Territories
2. Lots 3866 S.B and 3868 in D.D 124, Tuen Mun, New Territories

I want to make it clear that I did not authorize or approve any planning applications for the development of these properties. I strongly object to these proposed plans, as I believe they are inappropriate and unsuitable for the designated land use and character of the local area.

My key concerns are as follows:

1. Incompatibility with Existing Land Use: The proposed developments of public car parks and commercial shops/services do not align with the current usage and zoning of the land. This could disrupt the established character of the surrounding neighborhood.
2. Increased Traffic and Congestion: The influx of vehicles and visitors associated with the car parks and commercial activities is likely to exacerbate the already significant traffic issues in the densely populated Tuen Mun area.
3. Environmental and Infrastructure Impacts: The intensified use of the land may put a strain on the existing infrastructure and have adverse environmental consequences, such as increased air/noise pollution and potential overloading of public utilities.
4. Lack of Long-term Planning: Approving these temporary developments could hinder the opportunity for more comprehensive and sustainable land use planning in the future, which could better serve the needs of the local community.

I strongly urge the Town Planning Board to reject these planning applications, as I have not authorized anyone to submit proposals on my behalf. The planning applications (No. A/TM-LTYT/478) and (No. A/TM-LTYT/476) are attached for your reference.

Thank you for your consideration. I look forward to your response and the opportunity to discuss this matter further.

Sincerely,  
Michael Cheung

☐ Urgent    ☐ Return receipt    ☐ Expand Group    ☐ Restricted    ☐ Prevent Copy

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From: [REDACTED]  
Sent: 2024-07-19 星期五 12:19:05  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: 有關城市規劃申請編號 A/TM/-LTY Y/478 & A/TM/-LTY Y/476

敬啟者：

看到有關城市規劃委員會有關申請，本人是土地持有人，對有關申請有以下疑問：

1. 城市規劃委員會得到誰的同意，可以用這地作臨時興建？
2. 政府會怎樣補償給土地持有人？
3. 此地是作為興建小型樓宇之用，若作臨時興建，那本人將延遲興建小型樓宇！

若有回覆，可致電 Tel [REDACTED] 張先生 / [REDACTED] 張小姐 或 電郵回覆！謝謝！

張先生  
19/7/2024

Sent from my iPhone

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**From:** [REDACTED]  
**Sent:** 2024-07-19 星期五 02:35:32  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/TM-LTYT/476 DD 124 Shun Tat Street, Lam Tei

A/TM-LTYT/476

Lot 3866 S.B and 3868 in D.D. 124, Shun Tat Street, Lam Tei.

Site area: About 968sq.m

Zoning: "VTD"

Applied use: Shop and Services / 3 Vehicle Parking

Dear TPB Members,

Application 401 Lot 3866 S.B. Revoked 26 Sept 2022 for failure to fulfil a number of conditions. Lot 3868 was part of a number of applications for parking lots that were withdrawn.

Members should inquire as to whether the store continue in operation and if any enforcement action was taken. Fire and Drainage are issues of major concern in villages as access to location is often restricted.

Approval should not be granted if the conditions continued to be ignored.

Mary Mulvihill