

SKW/115

This form is received on 10 JUN 2022.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of
Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal
of Permission for such Temporary Use or Development***

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TM-SKW/115
	Date Received 收到日期	10 JUN 2022

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有),送交香港北角渣華道333號北角政府合署15樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載(網址:<http://www.info.gov.hk/tpb/>),亦可向委員會秘書處(香港北角渣華道333號北角政府合署15樓-電話:2231 4810或2231 4835)及規劃署的規劃資料查詢處(熱線:2231 5000)(香港北角渣華道333號北角政府合署17樓及新界沙田上禾輦路1號沙田政府合署14樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

駿旺置業有限公司 ABLE SMART PROPERTIES LIMITED

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

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

全堅土地行政師行(香港)有限公司 ALLGAIN LAND ADMINISTRATORS(HONG KONG) LIMITED

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	新界屯門掃管笏丈量約份第385約地段第240號B分段(部分) Lot 240 S.B (Part) in D.D.385, So Kwun Wat, 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 843 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 562 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	掃管笏分區計劃大綱核准圖編號 S/TM-SKW/13 Approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/13
(e) Land use zone(s) involved 涉及的土地用途地帶	鄉村式發展 Village Type Development
(f) Current use(s) 現時用途	現時空置 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

Others 其他

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

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期, 請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	擬議臨時商店及服務行業 Proposed Temporary Shop and Services (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	562sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	281sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	7
Proposed domestic floor area 擬議住用樓面面積	0sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	562sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	562sq.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)	
共有7個構築物。	
構築物 1-3: 臨時商店及服務行業, 每層面積不多於37.5平方米, 2層高, 高度不多於7米, 總面積不多於75平方米。	
構築物 4: 臨時商店及服務行業, 每層面積不多於56平方米, 2層高, 高度不多於7米, 總面積不多於112平方米。	
構築物 5-7: 臨時商店及服務行業, 每層面積不多於37.5平方米, 2層高, 高度不多於7米, 總面積不多於75平方米。	
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	0
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	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	1
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																																	
星期一至日上午9時至下午8時 (包括公眾假期)																																	
(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)) 經屯門大欖涌道可前往																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <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？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">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>			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"/>																															

	<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>在申請地點做好排水工程</p> <p>.....</p> <p>不需要砍伐樹木</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

請參考附件的申請報告書

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

Ms Hermose Chong

Manager

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

ALLGAIN LAND ADMINISTRATORS(HONG KONG) LIMITED

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

Date 日期

16/05/2022

(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 號北角政府台署 15 樓。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	新界屯門掃管笏丈量約份第385約地段第240號B分段(部分) Lot 240 S.B (Part) in D.D.385, So Kwun Wat, Tuen Mun, New Territories
Site area 地盤面積	843 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	掃管笏分區計劃大綱核准圖編號 S/TM-SKW/13 Approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/13
Zoning 地帶	鄉村式發展 Village Type Development
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	擬議臨時商店及服務行業 Proposed Temporary Shop and Services

(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	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	562 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.667 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	0	
	Non-domestic 非住用	7	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 <input type="checkbox"/> (Not more than 不多於)	
		0 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	7 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	33.3 % <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		
	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)		0 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		0 0 1 0 0 0

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

根據《城市規劃條例》(第 131 章)

第 16 條遞交的許可申請

屯門掃管笏丈量約份第 385 約地段第 240 號 B 分段(部分)

擬議臨時商店及服務行業 (為期 3 年)

申請報告書及擬議發展的計劃細節

目 錄

1. 擬議發展細節-----P. 1
2. 申請原因-----P. 2
3. 擬議發展計劃的各方面影響-----P.3-4

擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關屯門掃管笏丈量約份第 385 約地段第 240 號 B 分段(部分)的規劃申請，擬在上述地段申請為期三年的臨時商店及服務行業。
2. 申請地點位於屯門大欖涌道附近，在《掃管笏分區計劃大綱核准圖編號 S/TM-SKW/13》上劃為鄉村式發展。
3. 申請地盤面積為約 843 平方米，上蓋總面積 281 平方米，露天地方面積為 562 平方米，上蓋覆蓋率為 33.3%。
4. 申請地點將設有 7 個臨時構築物，總樓面面積不多於 562 平方米，用途如下：
構築物 1-3：臨時商店及服務行業，每層面積不多於 37.5 平方米，2 層高，高度不多於 7 米，總面積不多於 75 平方米；構築物 4：臨時商店及服務行業，每層面積不多於 56 平方米，2 層高，高度不多於 7 米，總面積不多於 112 平方米；構築物 5-7：臨時商店及服務行業，每層面積不多於 37.5 平方米，2 層高，高度不多於 7 米，總面積不多於 75 平方米。
5. 擬議發展的臨時商店及服務行業，主要包括：便利店及日用品零售、寵物美容、雜貨飲品零售、凍肉零售、單車出租維修或中西醫醫務所等等，主要為附近的居民提供服務。
6. 申請地點不涉及任何訪客或職員停車位；只涉及 1 個輕型貨車上落貨位。
7. 擬議發展的營運時間為星期一至日上午 9 時至下午 8 時 (包括公眾假期)。

申請原因

1. 申請地點的面積約為 843 平方米，根據掃管笏分區計劃大綱核准圖編號 S/TM-SKW/13，申請地點現時被規劃為「鄉村式發展」。
2. 擬議申請用途為臨時商店及服務行業，屬於第二欄的准許用途，須先向城規會申請。
3. 擬議發展並非貨倉或露天存放用途，屬社區小規模運作，與規劃意向「鄉村式發展」並無衝突，與周遭的土地用途並非不協調。
4. 擬議發展是在申請地點上設 7 個由貨櫃改建的簡單臨時上蓋構築物，不涉及大型基建工程，只是臨時商店及服務行業，出售一些與民生相關的日用品、提供美容或醫療服務。
5. 申請用途屬臨時性質，不會有任何損害周邊環境設施，不會安裝霓虹燈光招牌；夜間不會有音響播放及商業推銷活動，也不會產生光害滋擾，不會有過大的噪音聲浪問題，不會影響附近環境及民居。
6. 申請人會採取環境保護署發出的《處理臨時用途及露天貯存用地的環境問題作業指引》所列載的緩解環境影響措施，以盡量舒緩擬議發展對環境造成的滋擾。
7. 申請地點的工作人員約 8-10 人，不會有人在留宿，他們只在營業時間內上班。除了補及貨品，沒有其他運輸工作，也不會提供職員/訪客泊車位。
8. 擬議發展有充分的理由支持，當中包括以下規劃考量因素：
 - * 附近有大量民居，擬議申請的臨時商店能提供服務給他們，提供方便；
 - * 符合「鄉村式發展」地帶的規劃意向；
 - * 擬議發展屬臨時三年的性質，不會影響土地規劃用途的長遠規劃發展；
 - * 附近亦有大量商店，與附近的環境協調；
 - * 擬議發展並不會造成任何不良的交通、園藝及景觀影響；及
 - * 符合有關環境考慮的相關條例 / 指引。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界屯門掃管笏丈量約份第 385 約地段第 240 號 B 分段(部分)作為期三年的臨時商店及服務行業。

擬議發展計劃的各方面影響

1. 土地行政

申請地點涉及 1 個私家地段，擬議發展涉及 7 個上蓋構築物。如獲批准，申請人會向元朗地政處申請短期豁免書。

2. 擬議發展的入口

申請地點可以經屯門大欖涌道可前往。

3. 擬議發展的交通安排

申請用途不涉及任何停車位，只提供一個臨時上落貨位置。除了補給貨品及物資，不會有其他運輸工作，也不會提供職員或訪客泊車位。補貨主要用輕型客貨車運送，停泊在臨時上落貨位置，不會影響附近的交通。

4. 環境方面

申請人會按照環保署對臨時商店的指引，將對周邊環境的影響減到最低。

5. 空氣方面

申請地點是臨時商店，不會對空氣造成污染。

6. 噪音方面

申請地點是臨時商店，只是顧客來購物時會產生說話交談的聲音，不會帶來重大的噪音影響。

7. 排污方面

申請用途如涉及洗手間，將會按相關部門指引建造化糞池。

8. 渠務方面

申請人已按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

9. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

10. 綠化園景方面

申請人會盡量保留現存的樹木，在擺放臨時構築物的位置時也會盡量避開現有樹木，並會好好打理保養它們。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，
並承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准
新界屯門掃管笏丈量約份第 385 約地段第 240 號 B 分段(部分)作為期不超過三年的臨時商店及服務行業。

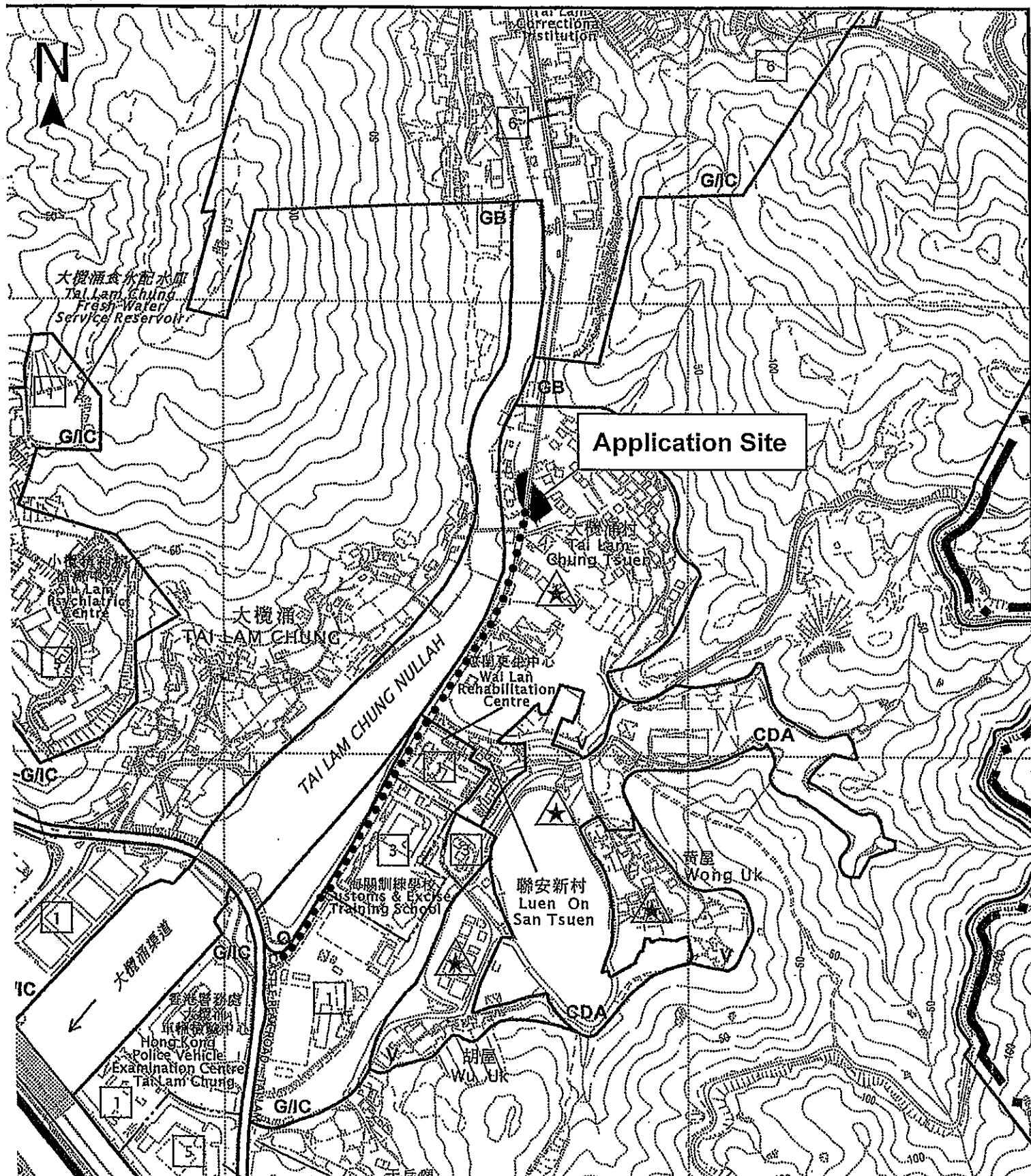
根據城市規劃條例第 16 條作出規劃許可申請
擬在新界屯門掃管笏丈量約份第 385 約地段第 240 號 B 分段(部分)
作為期三年的臨時商店及服務行業

輕型貨車 進出流量報告

(星期一至星期日)

時間	進入 (輛)	離開 (輛)
9 : 00 - 10 : 00	1	0
10 : 00 - 11 : 00	0	1
11 : 00 - 12 : 00	0	0
12 : 00 - 13 : 00	0	0
13 : 00 - 14 : 00	0	0
14 : 00 - 15 : 00	0	0
15 : 00 - 16 : 00	0	0
16 : 00 - 17 : 00	0	0
17 : 00 - 18 : 00	0	0
18 : 00 - 19 : 00	0	0
19 : 00 - 20 : 00	0	0
合計(輛)	1	1

申請地點尚未發展，以上數字為預算車輛進出場地記錄。



Project 項目名稱:

Proposed Temporary Shop and Services
for a Period of 3 Years at Lot 240 S.B
(Part) in D.D.385, So Kwun Wat,
Tuen Mun, New Territories

Drawing Title 圖紙標題:

Location Plan



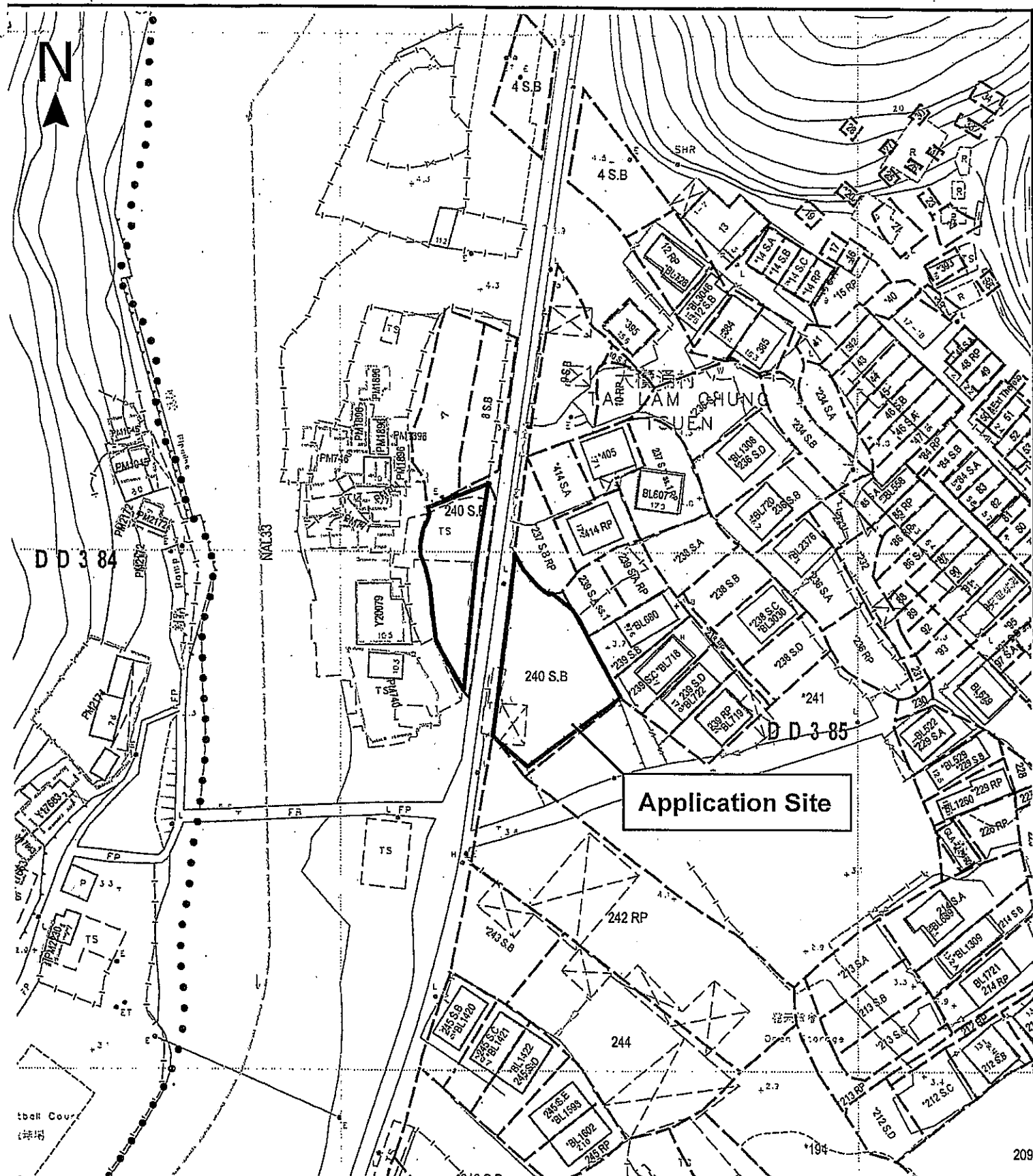
Drawing No. 圖號:

#20220507

Remarks 備註:

●●● Vehicular access leading
from Castle Peak Road -
Tai Lam

Scale 比例:



Project 項目名稱:

Proposed Temporary Shop and Services
for a Period of 3 Years at Lot 240 S.B
(Part) in D.D.385, So Kwun Wat,
Tuen Mun, New Territories

Drawing Title 圖紙標題:

Site Plan

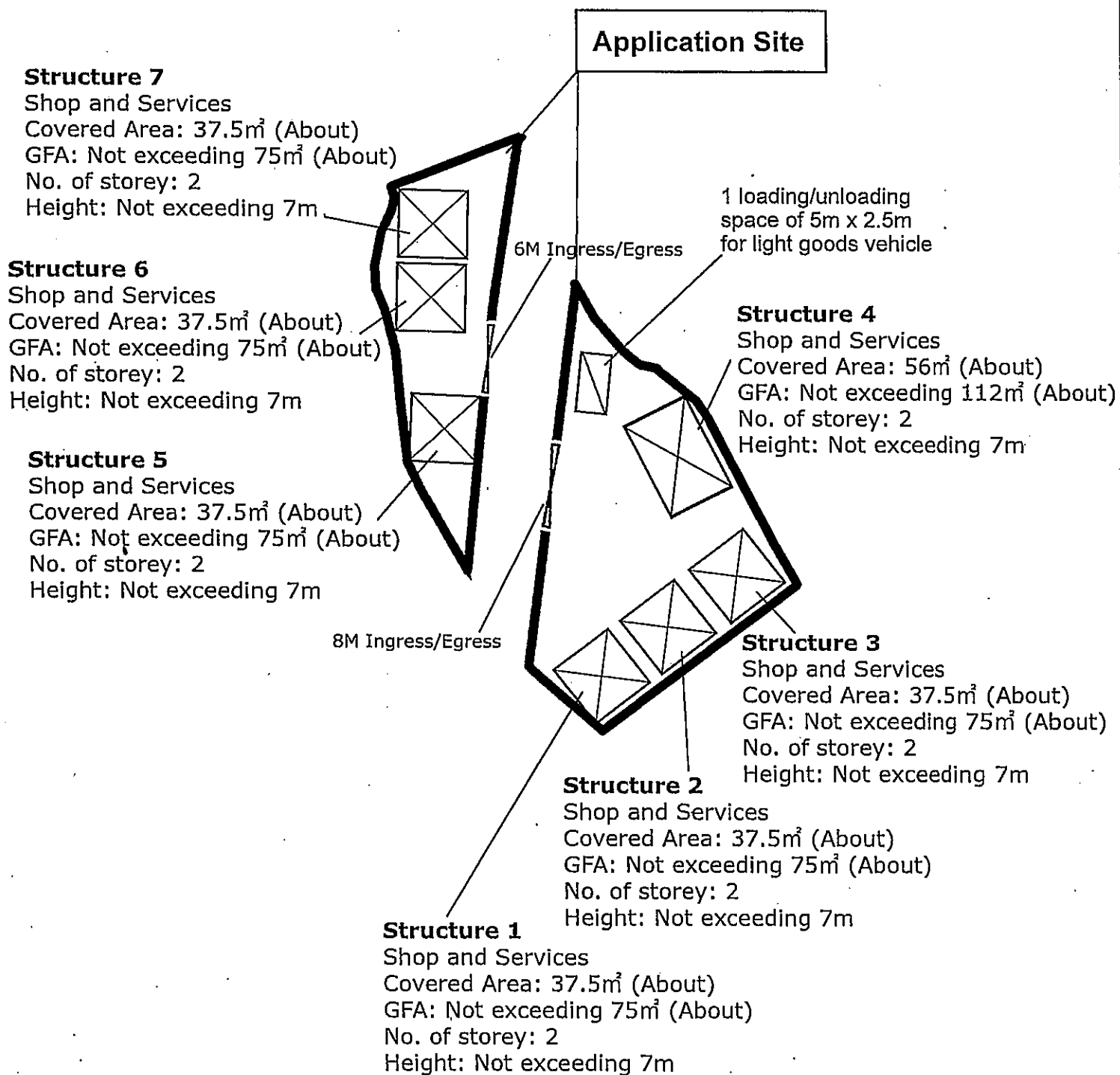


Drawing No. 圖號:

20220507

Remarks 備註:

Scale 比例:



Project 項目名稱:

Proposed Temporary Shop and Services
for a Period of 3 Years at Lot 240 S.B
(Part) in D.D.385, So Kwun Wat,
Tuen Mun, New Territories

Drawing Title 圖紙標題:

Layout Plan



Remarks 備註:

☐ Loading/unloading
for light goods vehicle

☒ Structure

Drawing No. 圖號:

20220507

Scale 比例:

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand pers



A/TM-SKW/115 : 回應部門的意見
13/07/2022 11:24

From: Chong Hermose <allgain.hk@hotmail.com>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Cc: "jkkcheung@pland.gov.hk" <jkkcheung@pland.gov.hk>, "bwkfong@pland.gov.hk" <bwkfong@pland.gov.hk>

10 attachments



1.jpeg



2.jpeg



map.png



公共廁所.png



DD385_240SB_Drainage_Plan.pdf



SKW_115_loading plan.pdf



Layout_Plan_with Tree.pdf



tree_2.jpeg tree_1.jpeg



20220713_申請人回覆部門的意見.pdf

城規會秘書處：

有關規劃許可：A/TM-SKW/115

現附上申請人回應部門的意見。

請查收。

謝謝。

Ms Chong

以下是申請人回覆路政署的意見：

(a) Please note that HyD shall not be responsible for the maintenance of any access connecting the application site and Tai Lam Chung Road.

回覆：申請人知悉。

(b) The access arrangement of the application site from Tai Lam Chung Road should be commented and approved by Transport Department.

回覆：申請地點是政府路直到，並可以經大欖涌路進入，市民和車輛是自由進出申請地點。

(c) The proposed loading / unloading arrangement for light goods vehicle should be commented and approved by Transport Department.

回覆：請看附圖，申請地點只涉及 1 個上落客貨車位，而且是位於申請地點內，而申請地點內亦有足夠位置給予調頭，絕不會影響大欖涌路的交通。

(d) If any run-in/out from the application site to Tai Lam Chung Road is agreed by Transport Department, the applicant should construct it in accordance with the latest version of Highways Standard Drawings and to match with the existing adjacent pavement.

回覆：申請人知悉。

(e) Adequate drainage measures should be provided to prevent surface water running from the application site to the nearby public roads and drains.

回覆：申請人知悉，如獲城規批准，會做好排水設施，不會影響大欖涌路的排水。

以下是申請人回覆食環署的意見：

1) Proper license / permit issued by this Department is required if there is any catering service / activities regulated by the Director of Food and Environmental Hygiene (DFEH) under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public and the operation of any business should not cause any obstruction.

回覆：如申請獲批准，申請人將會按照指引向貴署申請相關食肆牌照。

2) 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.

回覆：申請人知悉，並不會有相關貿易活動。

3) 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.

回覆：申請人知悉，並會做好相關蚊蟲防治措施。

4) The applicant shall ensure i) any material likely to result in littering or injuring the surface of street or public place, which is adhering to the wheels, framework or body of vehicles involved in their operation, has been previously removed and; ii) any load likely to result in littering or injuring the surface of street or public place which is carried thereon is so secure and packed that no part or content thereof may fall, escape or be blown therefrom, onto the street or public place.

回覆：申請人知悉並會做好附近環境的衛生管理措施。

5) For any waste generated from the operations and works, the project proponent should arrange its proper disposal at their own expenses.

回覆：申請人知悉，並會自行處理相關工程廢料、垃圾廢物及廚餘等。

以下是申請人回覆環保署的意見：

1. Based on the limited information provided, the applicant should clarify which types of shops and services will be provided in this application. If eating place is provided in the application site, the applicant is required to submit a proposal for handling the sewage arising eating place.

回應：擬議發展的臨時商店及服務行業，主要包括：便利店、日用品零售、寵物美容、雜貨飲品零售、凍肉零售或中西醫務所等等，主要為附近的居民提供零售服務，並不涉及任何食肆。

2. Given that the application site is located in unsewered area, the applicant is required to demonstrate whether septic tank and soakaway system will be acceptable for the additional wastewater / sewage arising from the proposed shop and services. To facilitate our consideration, the applicant should provide the estimated number of visitors / users.

回應：申請人會在申請地點內設置一個洗手間給職員使用（每天預計只會有不多於 10 名職員在營業時間上班），並會按照環保處的村屋污水排放指南建造化糞池系統，防止污水流出，影響環境。

訪客或其他人會使用大欖涌村內的公共洗手間（距離申請地點約 2 分鐘步行距離，請見附圖），不會使用申請地點內的洗手間。

3. The applicant is reminded that water quality impact to the watercourse in the close vicinity of the application site should be minimized. Good practices stated in ProPECC PN 5/93 "Drainage Plan subject to comment by the Environmental Protection Department" could be referenced if necessary.

回應：申請人知悉，會盡量避免影響對附近河道的水質影響。

4. The applicant is required to submit the further information in paras. 1 and 2 before we could form our view on the application.

以下是申請人回覆渠務署的意見：

請看附件。

附件 1：Proposed Drainage Plan

附件 2：Photos of existing underground Drainage (Photo 1 and 2)

以下是申請人回覆地政署的意見：

申點地點涉及 1 個私家地段，及 7 個上蓋構築物。

如獲批准，申請人會向屯門地政處申請短期豁免書，並拆除現有的違規建築物。

以下是申請人回覆 Urban Design & Landscape (UD&L)的意見：

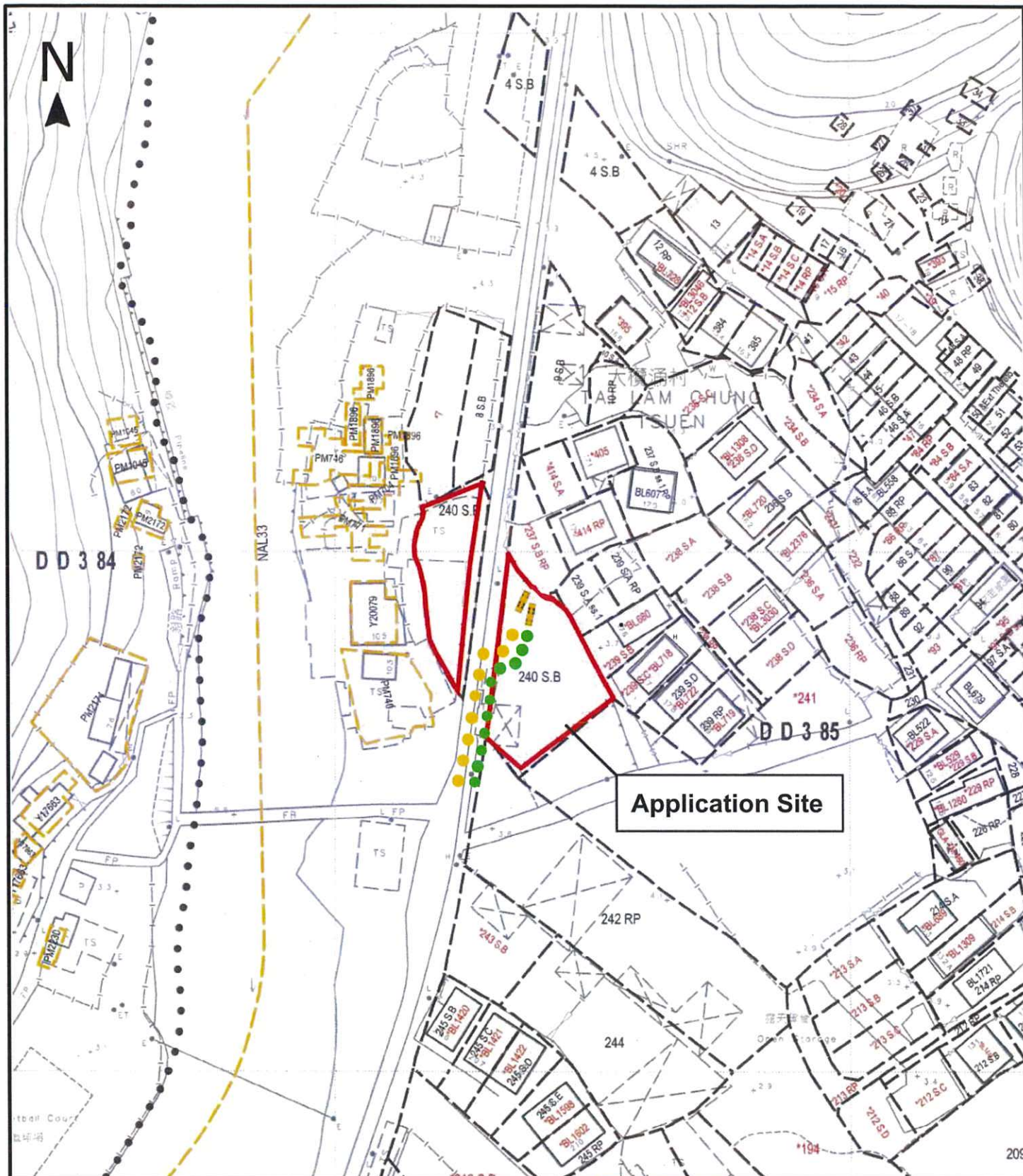
1. In order to facilitate TPB's consideration on the Application, the Applicant shall indicate the location of existing trees on the Layout Plan (Drawing no.20220507) and provide tree information (i.e. species, size and DBH) for reference.

回應：請看附件的 Layout Plan

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

回應：申請人知悉，如獲批准，任何工程並不會影響現存樹木。





Project 項目名稱:

Proposed Temporary Shop and Services
for a Period of 3 Years at Lot 240 S.B
(Part) in D.D.385, So Kwun Wat,
Tuen Mun, New Territories

Drawing Title 圖紙標題:



Drawing No. 圖號:

Remarks 備註:

- IN
- OUT

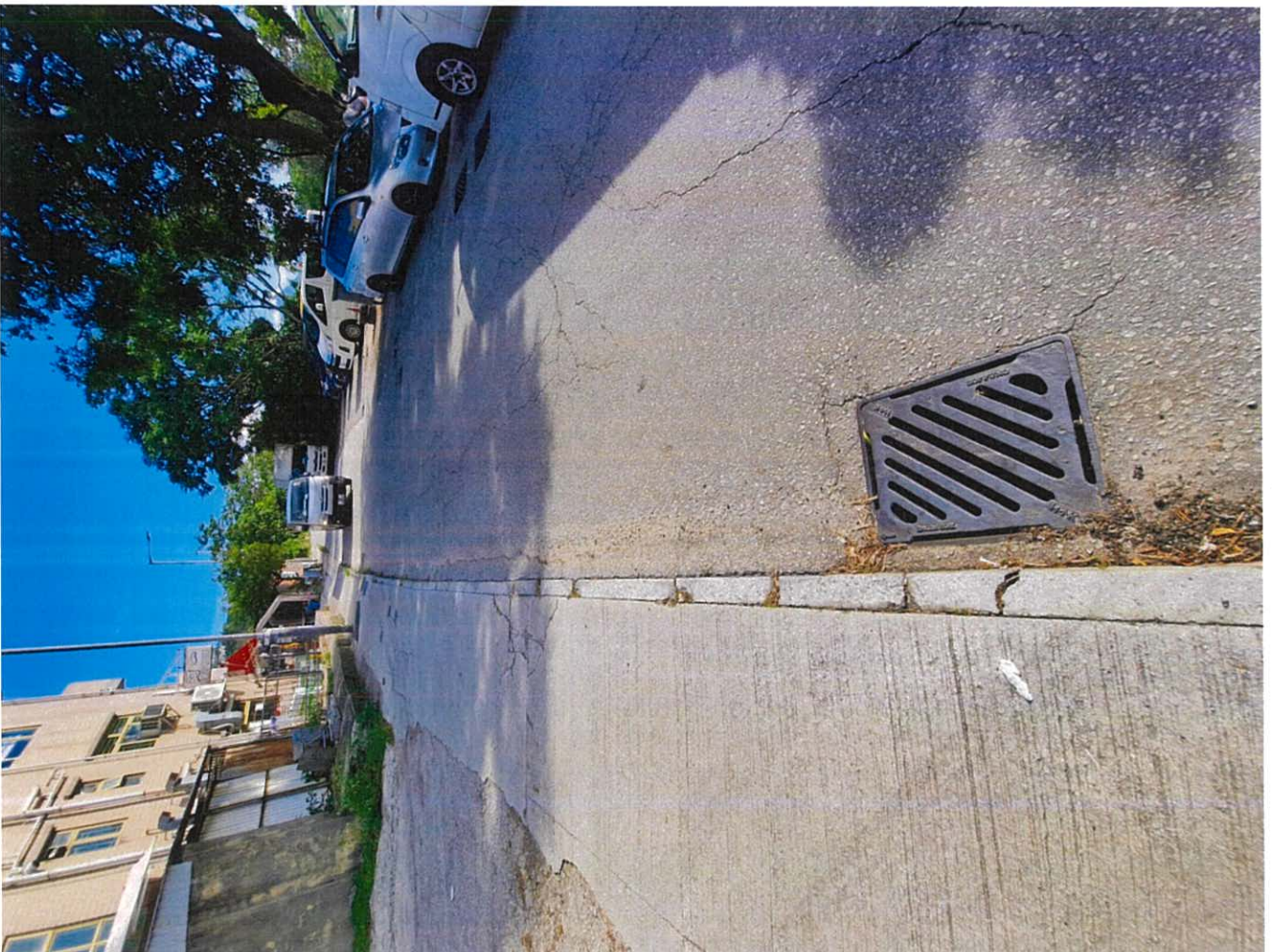
Scale 比例:



Photo 1



photo 2





Application Site

Structure 7

Shop and Services

Covered Area: 37.5m² (About)

GFA: Not exceeding 75m² (About)

No. of storey: 2

Height: Not exceeding 7m

Structure 6

Shop and Services

Covered Area: 37.5m² (About)

GFA: Not exceeding 75m² (About)

No. of storey: 2

Height: Not exceeding 7m

Structure 5

Shop and Services

Covered Area: 37.5m² (About)

GFA: Not exceeding 75m² (About)

No. of storey: 2

Height: Not exceeding 7m

Structure 4

Shop and Services

Covered Area: 56m² (About)

GFA: Not exceeding 112m² (About)

No. of storey: 2

Height: Not exceeding 7m

Structure 3

Shop and Services

Covered Area: 37.5m² (About)

GFA: Not exceeding 75m² (About)

No. of storey: 2

Height: Not exceeding 7m

Structure 2

Shop and Services

Covered Area: 37.5m² (About)

GFA: Not exceeding 75m² (About)

No. of storey: 2

Height: Not exceeding 7m

Structure 1

Shop and Services

Covered Area: 37.5m² (About)

GFA: Not exceeding 75m² (About)

No. of storey: 2

Height: Not exceeding 7m

1 loading/unloading space of 5m x 2.5m for light goods vehicle

6M Ingress/Egress

8M Ingress/Egress

Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 3 Years at Lot 240 S.B (Part) in D.D.385, So Kwun Wat, Tuen Mun, New Territories

Drawing Title 圖紙標題:


Layout Plan



Drawing No. 圖號:

20220507

Remarks 備註:

 Loading/unloading for light goods vehicle

 Structure

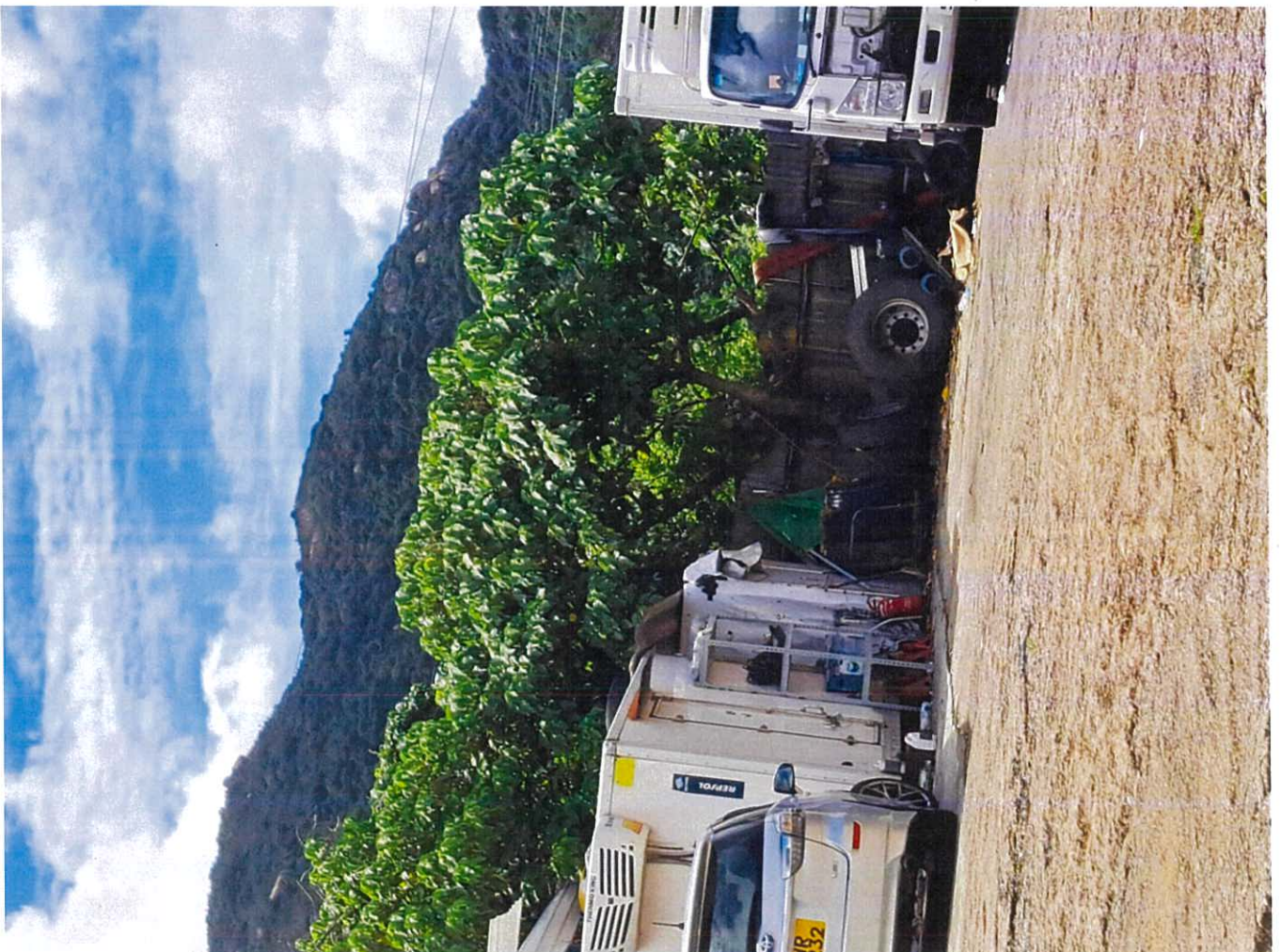
 Existing Tree

Scale 比例:

Tree 1



Tree 2



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A/TM-SKW/115 : 回應部門的意見
02/08/2022 13:30

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Cc: "jkkcheung@pland.gov.hk" <jkkcheung@pland.gov.hk>, "bwkfong@pland.gov.hk" <bwkfong@pland.gov.hk>

6 attachments



2022年8月2日回應部門相意.pdf



2.jpeg



3.jpeg



SKW_115_Layout_Plan.pdf



流動洗手間.png



1.jpeg

城規會秘書處/規劃處：

有關規劃許可：A/TM-SKW/115

現附上申請人回應部門的意見。
請查收。

請問預計什麼時候可以再上會？

謝謝。

Ms Chong

以下是申請人回覆運輸處的意見：

1. The provided 5m x 2.5m loading/unloading space is only for van-type goods vehicles and the standard loading/unloading space for light goods vehicle should be 7m x 3.5m. The applicant should clarify whether the proposed 5m x 2.5m loading/unloading space could meet the operational requirement of the intended use.
2. The applicant is required to provide loading/unloading space at the western portion of the site to meet the operational requirement of the intended use and avoid loading/unloading activities on Tai Lam Chung Road which would obstruct the through traffic.

回應：申請人已更正 Layout Plan，請查收。

現在兩邊的申請地點（東邊和西邊）都各有 1 個臨時上落貨車位置，並已更正上落貨車位的呎吋，不會影響大欖涌路的交通。

以下是申請人回覆環保署的意見：

1. 擬議發展的臨時商店及服務行業，主要包括：便利店、日用品零售、寵物美容、雜貨飲品零售、凍肉零售或中西醫務所等等，主要為附近的居民提供零售服務，不涉及任何食肆或食堂。

之前申請人回覆食環處將會按照指引向貴署申請相關食肆牌照，主要是如果食環處的指引要求凍肉零售商店也要申請相關牌照的話，申請人也會照正規申請，該回答主要針對**凍肉零售**的牌照問題，並非存在食肆，如令產生誤解，申請人深感抱歉。

申請人再次確認以上申請並不涉及任何食肆或食堂。

2. 正如之前的申述，申請人會在申請地點（東邊的範圍，遠離大欖涌河道）內設置一個洗手間給職員使用（每天預計只會有不多於 10 名職員在營業時間上班），並會按照環保處的村屋污水排放指南建造化糞池系統，防止污水流出，影響環境。除了以上的洗手間外，擬議的申請用途沒有其他污水排放，主要是商店，出售貨物及提供服務給附近的居民。

申請地點附近一帶的村屋申請地點旁邊的「阿一廚房餐廳」都是使用化糞池系統，而餐廳訪客使用洗手間的人數遠遠高於擬議申請的職員數量，餐廳暫時也無發現排污問題，因此申請人相信環保處的化糞池系統仍然適用在是次申請，不會超出負荷。訪客或其他人會使用大欖涌村內的公共洗手間（距離申請地點約 2 分鐘步行距離，請見附圖），不會使用申請地點內的洗手間。

如果環保處覺得化糞池系統不適用於此個案，申請人可以向環保清潔公司租用流動洗手間設備（請看附圖），並安排清潔公司定期來處理污水及廢物，這個方法相信能釋除貴處對申請用途的污水排放，亦能減少對周邊環境的影響，望貴處接納。

3. 如果日後政府接駁公共排污渠，申請人定會配合，按照環保處的要求將洗手間的排污系統接駁到政府的公共排污渠務設施。
4. 如申請獲批准，申請人會在申請地點範圍設置圍板（現時已存在部份圍欄），並按照指引搭建臨時上蓋。該臨時上蓋是一些貨櫃屋，申請人會從貨櫃公司訂購現成的貨櫃，然後安排吊機車將貨櫃正接吊入申請地點，在建築過程中，不會對大欖涌河產生任何水質污染。
（請看附圖）



Application Site

Structure 7

Shop and Services
Covered Area: 37.5m² (About)
GFA: Not exceeding 75m² (About)
No. of storey: 2
Height: Not exceeding 7m

Structure 6

Shop and Services
Covered Area: 37.5m² (About)
GFA: Not exceeding 75m² (About)
No. of storey: 2
Height: Not exceeding 7m

Structure 5

Shop and Services
Covered Area: 37.5m² (About)
GFA: Not exceeding 75m² (About)
No. of storey: 2
Height: Not exceeding 7m

2 loading/unloading
space of 7m x 3.5m
for light goods vehicle

6M Ingress/Egress

Structure 4

Shop and Services
Covered Area: 56m² (About)
GFA: Not exceeding 112m² (About)
No. of storey: 2
Height: Not exceeding 7m

8M Ingress/Egress

Structure 3

Shop and Services
Covered Area: 37.5m² (About)
GFA: Not exceeding 75m² (About)
No. of storey: 2
Height: Not exceeding 7m

Structure 2

Shop and Services
Covered Area: 37.5m² (About)
GFA: Not exceeding 75m² (About)
No. of storey: 2
Height: Not exceeding 7m

Structure 1

Shop and Services
Covered Area: 37.5m² (About)
GFA: Not exceeding 75m² (About)
No. of storey: 2
Height: Not exceeding 7m

Project 項目名稱:

Proposed Temporary Shop and Services
for a Period of 3 Years at Lot 240 S.B
(Part) in D.D.385, So Kwun Wat,
Tuen Mun, New Territories

Drawing Title 圖紙標題:


Layout Plan



Drawing No. 圖號:

20220507

Remarks 備註:

 Loading/unloading
for light goods vehicle

 Structure

Scale 比例:

NW 新發渠務工程

CCTV地下管道檢測 | 沙井疏通 | 渠管清洗 | 渠管維修 | 地下管道修復 | 地下管道開挖 | 機械式渠管開挖工程

NW 新發園藝工程

外牆噴漆翻新 | 園藝中庭設計 | 新中庭園設計 | 園藝設計

NW 新發環保工程

污水處理 | 空氣污染處理 | 廢水處理 | 廢物處理

NW 新發機械工程

機械 | 電機 | 水電 | 建築









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3 attachments



SKW-115_Layout_Plan.pdf



SKW-115_Swept_Path_IN.pdf



SKW-115_Swept_Path_OUT.pdf

城規會秘書處/規劃處：
有關規劃許可：A/TM-SKW/115
現附上申請人回應部門的意見。
請查收。
謝謝。
Ms Chong



Application Site

Structure 7

Shop and Services
Covered Area: 37.5m² (About)
GFA: Not exceeding 75m² (About)
No. of storey: 2
Height: Not exceeding 7m

Structure 6

Shop and Services
Covered Area: 37.5m² (About)
GFA: Not exceeding 75m² (About)
No. of storey: 2
Height: Not exceeding 7m

Structure 5

Shop and Services
Covered Area: 37.5m² (About)
GFA: Not exceeding 75m² (About)
No. of storey: 2
Height: Not exceeding 7m

2 loading/unloading
space of 7.5m x 3m
for light goods vehicle

6M Ingress/Egress

Structure 4

Shop and Services
Covered Area: 56m² (About)
GFA: Not exceeding 112m² (About)
No. of storey: 2
Height: Not exceeding 7m

6M Ingress/Egress

Structure 3

Shop and Services
Covered Area: 37.5m² (About)
GFA: Not exceeding 75m² (About)
No. of storey: 2
Height: Not exceeding 7m

Structure 2

Shop and Services
Covered Area: 37.5m² (About)
GFA: Not exceeding 75m² (About)
No. of storey: 2
Height: Not exceeding 7m

Structure 1

Shop and Services
Covered Area: 37.5m² (About)
GFA: Not exceeding 75m² (About)
No. of storey: 2
Height: Not exceeding 7m

Project 項目名稱:

Proposed Temporary Shop and Services
for a Period of 3 Years at Lot 240 S.B
(Part) in D.D.385, So Kwun Wat,
Tuen Mun, New Territories

Drawing Title 圖紙標題:


Layout Plan



Drawing No. 圖號:

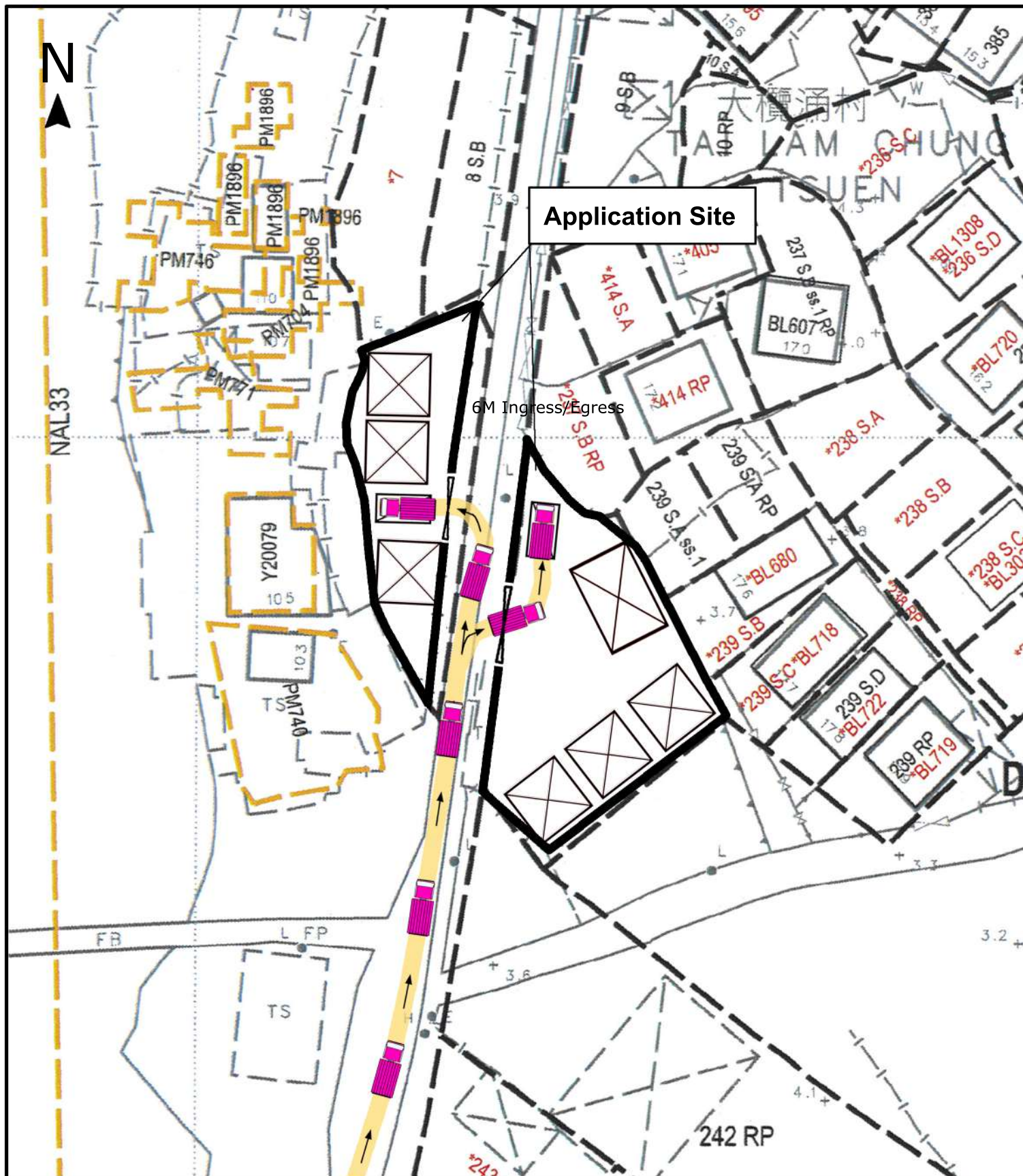
20220507

Remarks 備註:

 Loading/unloading
for light goods vehicle

 Structure

Scale 比例:



Project 項目名稱:

Proposed Temporary Shop and Services
for a Period of 3 Years at Lot 240 S.B
(Part) in D.D.385, So Kwun Wat,
Tuen Mun, New Territories

Drawing Title 圖紙標題:

Swept Path
Analysis



Drawing No. 圖號:

20220819

Remarks 備註:

→ In
← Out

Scale 比例:

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回覆: A/TM-SKW/115 : 回應部門的意見
25/08/2022 13:25

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To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
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5 attachments



DD385_240SB_Truck_Swept_Path_OUT_20220824.pdf



DD385_240SB_Van_Swept_Path_IN_20220824.pdf



DD385_240SB_Van_Swept_Path_OUT_20220824.pdf



DD385_240SB_Layout_Plan_20220824.pdf



DD385_240SB_Truck_Swept_Path_IN_20220824.pdf

城規會秘書處/規劃處：

有關規劃許可：A/TM-SKW/115

現附上申請人回應部門的意見。
請查收。

申請地點的西邊，主要是服務行為（美容/中醫）等，所以對送貨需求不大。
送貨車輛只需 Van type 的就可以

謝謝。

Ms Chong



Application Site

Structure 7

Shop and Services
Covered Area: 37.5m² (About)
GFA: Not exceeding 75m² (About)
No. of storey: 2
Height: Not exceeding 7m

Structure 6

Shop and Services
Covered Area: 37.5m² (About)
GFA: Not exceeding 75m² (About)
No. of storey: 2
Height: Not exceeding 7m

1 loading/unloading
space of 5m x 2.5m
for van type vehicle

6M Ingress/Egress

1 loading/unloading
space of 7m x 3.5m
for light goods vehicle

Structure 4

Shop and Services
Covered Area: 56m² (About)
GFA: Not exceeding 112m² (About)
No. of storey: 2
Height: Not exceeding 7m

Structure 5

Shop and Services
Covered Area: 37.5m² (About)
GFA: Not exceeding 75m² (About)
No. of storey: 2
Height: Not exceeding 7m

6M Ingress/Egress

Structure 3

Shop and Services
Covered Area: 37.5m² (About)
GFA: Not exceeding 75m² (About)
No. of storey: 2
Height: Not exceeding 7m

Structure 2

Shop and Services
Covered Area: 37.5m² (About)
GFA: Not exceeding 75m² (About)
No. of storey: 2
Height: Not exceeding 7m

Structure 1

Shop and Services
Covered Area: 37.5m² (About)
GFA: Not exceeding 75m² (About)
No. of storey: 2
Height: Not exceeding 7m

Project 項目名稱:

Proposed Temporary Shop and Services
for a Period of 3 Years at Lot 240 S.B
(Part) in D.D.385, So Kwun Wat,
Tuen Mun, New Territories

Drawing Title 圖紙標題:





Layout Plan



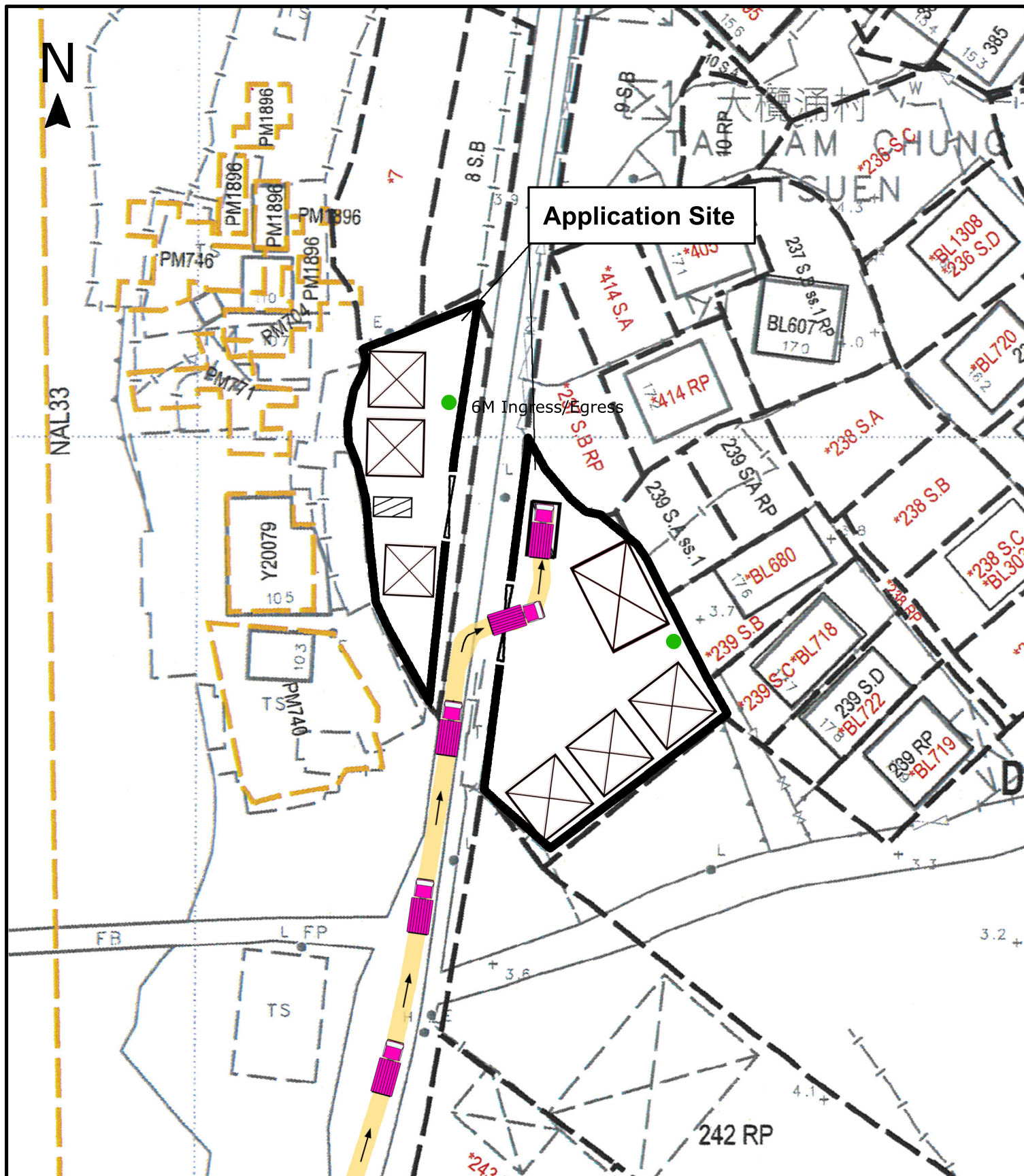
Drawing No. 圖號:

20220824

Remarks 備註:

-  Loading/unloading
for light goods vehicle
-  Existing Tree
-  Structure
-  Loading/unloading
for van type vehicle

Scale 比例:



Project 項目名稱:

Proposed Temporary Shop and Services
for a Period of 3 Years at Lot 240 S.B
(Part) in D.D.385, So Kwun Wat,
Tuen Mun, New Territories

Drawing Title 圖紙標題:

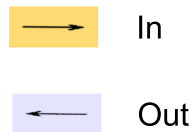
Swept Path
Analysis



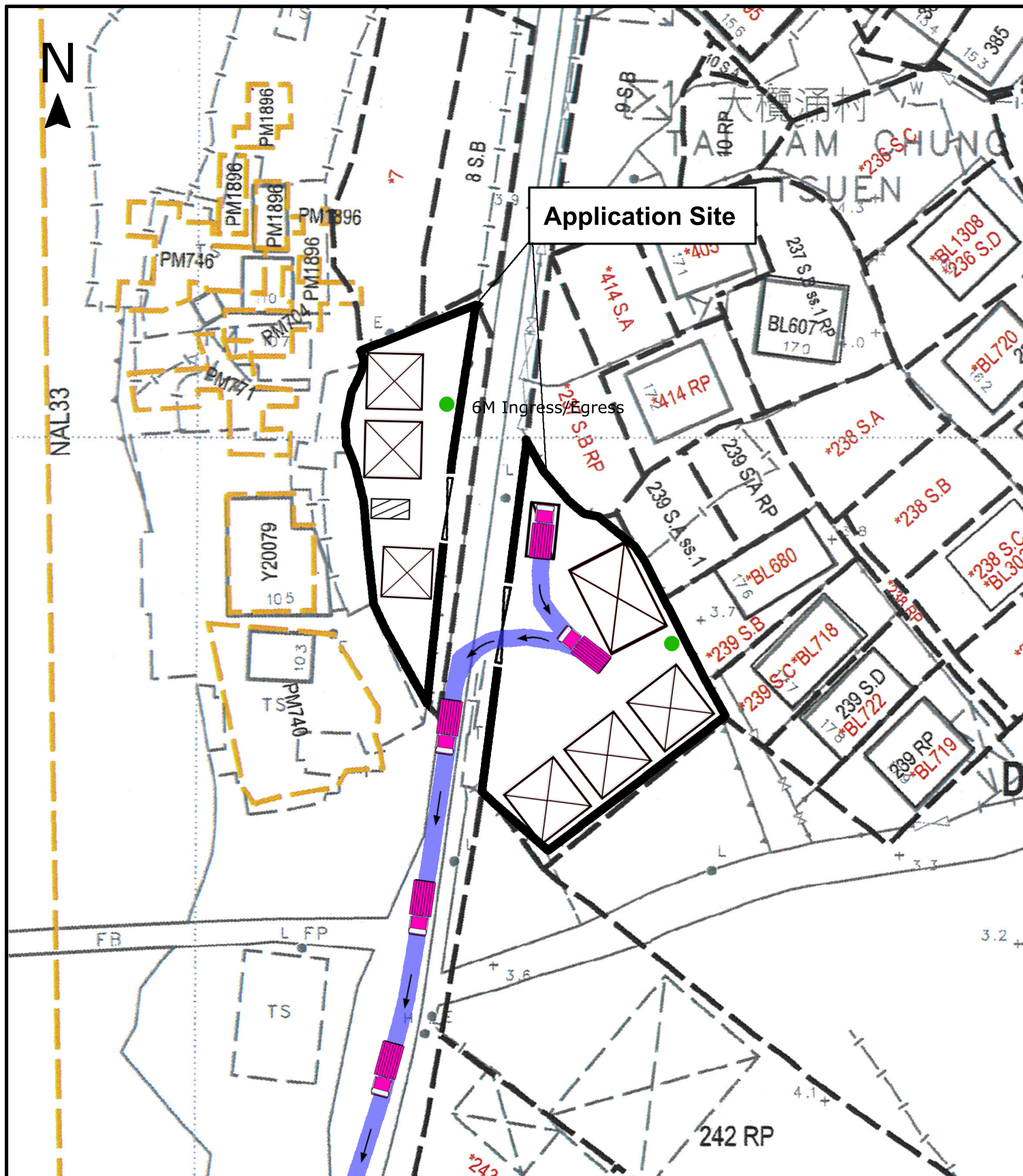
Drawing No. 圖號:

20220824

Remarks 備註:



Scale 比例:



Project 項目名稱:

Proposed Temporary Shop and Services
for a Period of 3 Years at Lot 240 S.B
(Part) in D.D.385, So Kwun Wat,
Tuen Mun, New Territories

Drawing Title 圖紙標題:

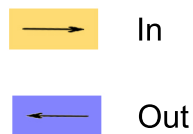
Swept Path
Analysis



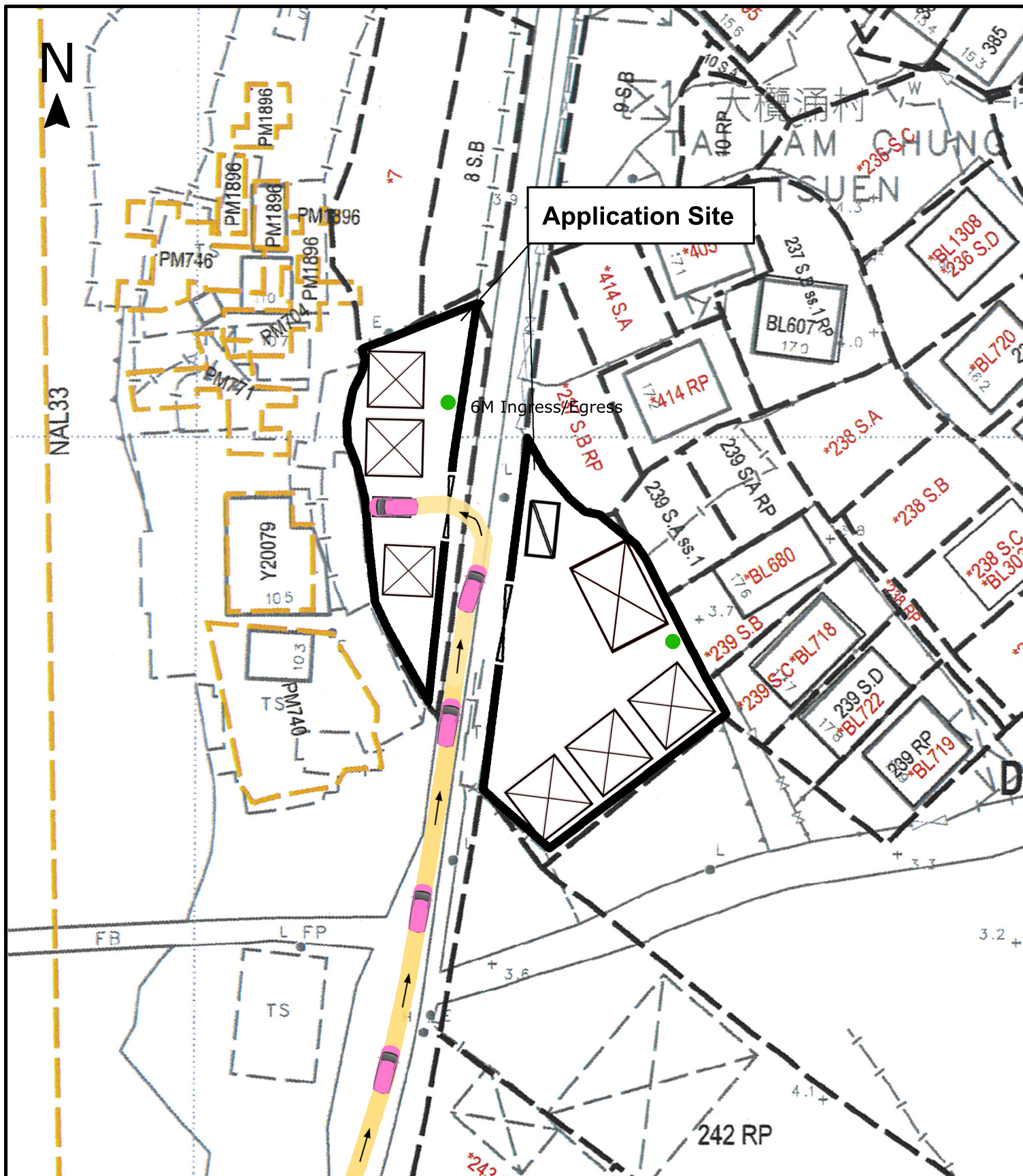
Drawing No. 圖號:

20220824

Remarks 備註:



Scale 比例:



Project 項目名稱:

Proposed Temporary Shop and Services
for a Period of 3 Years at Lot 240 S.B
(Part) in D.D.385, So Kwun Wat,
Tuen Mun, New Territories

Drawing Title 圖紙標題:

Swept Path
Analysis



Drawing No. 圖號:

20220824

Remarks 備註:



In



Out



Van type vehicle

Scale 比例:

Similar s.16 Applications within another “V” zone on the same OZP

Approved Applications

	Application Nos.	Proposed Use(s)/Development(s)	Date of Consideration
1	A/TM-SKW/79	Proposed Temporary Shop and Services (Construction Consultancy Services) with Ancillary Private Vehicle Park for a Period of 3 Years	7.9.2012 [revoked on 7.3.2013]
2	A/TM-SKW/84	Proposed Temporary Shop and Services (Construction Consultancy Services) with Ancillary Private Vehicle Park for a Period of 3 Years	7.3.2014 [revoked on 7.6.2014]
3	A/TM-SKW/98	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	11.8.2017
4	A/TM-SKW/107	Proposed Temporary Shop and Services (Interior Design and Renovation Services) for a Period of 3 Years	10.7.2020 [revoked on 10.7.2021]
5	A/TM/SKW/108	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) approved for a period of 3 years	24.7.2020

Government Department's 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/under processing at the application site

2. Traffic

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

- no adverse comment on the application
- should the Town Planning Board (the Board) consider that the application is acceptable, approval condition regarding no vehicle is allowed to queue back to or reverse onto/from public road at any times of the planning approval period should be stipulated

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

- no adverse comments on the application

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no comment on the application with the applicant's confirmation that no food and beverage services will be provided within the Site and mobile toilets for the staffs would be provided and contractor would be employed to collect the dispose and sewage from the mobile toilets regularly

4. Drainage

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

- no comment on the stormwater drainage plan submitted by the applicant from public drainage viewpoint

5. **Fire Safety**

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

- no in-principle objection to the application subject to fire service installations (FSIs) being provided to his satisfaction
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval

6. **Building Matters**

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

- no adverse comment on the application

7. **Landscape**

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

- no comment on the application from landscape planning perspective as the applicant agreed to maintain the existing trees on the Site

8. **District Officer's Comments**

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

- his office has not received any comments from the locals

9. **Other Departments**

The following government departments have no comments on the application:

- Project Manager (West), Civil Engineering and Development Department (PM(W),CEDD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Director of Agriculture, Fisheries and Conservation (DAFC); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) to liaise with the locals to address their concerns relating to the proposed development;
- (b) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
 - (i) the application site (the Site) comprises 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) his office does not guarantee that any right-of-way will be given to the Site;
 - (iii) the lot owner will need to apply to his office for Short Term Waiver to permit erection of the structures on the Site. There is no guarantee that application will be approved. The application will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event that the application is approved, it would be subject to such terms and conditions as the Government shall deem fit to do so, including charging of waiver fee, deposit and administration fee etc.;
 - (iv) his office reserves the right to take enforcement actions considered appropriate against any unauthorized erection/ extensions/ alternations of the structures erected within the Site at any time irrespective of whether planning permission will be given or not. Enforcement action will also be taken should any structure is found erected without prior approval given by his office or in case of any unauthorized occupation of Government land;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that the applicant should construct the run-in/out in accordance with the latest version of Highways Standard Drawings and to match with the existing adjacent pavement and adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of the Director of Environmental Protection that 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 should be followed to minimize any potential environmental nuisance on the surrounding areas;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that for drainage works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/TM, LandsD. Consent from the concerned departments/maintenance parties should be obtained for the proposed connections to their drainage systems;
- (f) to note the comments of the Director of Fire Services that (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, the location of where the proposed fire service installations (FSIs) to be installed should be clearly marked on the layout plans; (ii) if the proposed structure(s) is required to comply with the BO, detailed fire service requirements will be formulated upon receipt of formal

submission of general building plans;

- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the applicant should note that approval of the application by the Rural and New Town Planning Committee of the Town Planning Board does not imply approval of trees works such as pruning, transplanting and/or felling under the lease. The applicant is reminded to approach relevant authority/government department(s) to obtain necessary approval on tree works, where appropriate; and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) before any new building works are to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBWs). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO);
 - (ii) for UBWs erected on the leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD 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;
 - (iii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Building (Planning) Regulations (B(P)R) 5 and 41D 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 temporary converted container for shop and services use is considered as temporary building which is subject to control under Part. VII of B(P)R; and
 - (vi) formal submission under BO is required for any proposed new works including any temporary structures.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

220627-123830-28342

提交限期

Deadline for submission:

08/07/2022

提交日期及時間

Date and time of submission:

27/06/2022 12:38:30

有關的規劃申請編號

The application no. to which the comment relates: A/TM-SKW/115

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Ms Chong

意見詳情

Details of the Comment :

支持商店申請，讓居住在附近的居民，購買東西可以更方便。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

220701-124702-75349

提交限期

Deadline for submission:

08/07/2022

提交日期及時間

Date and time of submission:

01/07/2022 12:47:02

有關的規劃申請編號

The application no. to which the comment relates:

A/TM-SKW/115

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chan Cheuk Man

意見詳情

Details of the Comment :

本人在大欖懲教所工作, 非常贊成這個申請, 因為附近一帶什麼商店也沒有祇有一間茶餐廳, 極度欠缺商舖, 大熱天時連買杯嘢飲嘅地方都有, 敬請相關部門批准這申請, 等我哋呢啲打工仔唔使再捱幾十元一杯嘅凍檸茶, 謝謝

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

220701-135751-38364

提交限期

Deadline for submission:

08/07/2022

提交日期及時間

Date and time of submission:

01/07/2022 13:57:51

有關的規劃申請編號

The application no. to which the comment relates:

A/TM-SKW/115

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lau wai kei

意見詳情

Details of the Comment :

非常赞成申请, 我并非住在附近但经常会在这里行山, 这条路是唯一到达我要行山路径的出入口, 整段路都没有商店, 让我们行山人士可以先补给, 希望申请成功我们行山人士可以方便一点。

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角道華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates

A/TM-SKW/115

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

申請改劃地點由單行車道的大欖涌道分隔，長約 150 米的窄身車道不能讓兩輛汽車對向行駛(附圖)。該處新設 7 幢兩層貨櫃高的商用設施，規模將提升該區的行人流量及相關貨運和客運的車流量，但該 150 米的窄身車道仍舊不變下，隨著改劃落實，無可避免地該路段的交通意外風險將會提高。

事實上，該路是大欖懲教所車輛、消防車輛、大欖涌居民及往懲教所探訪或工作的人士主要及唯一出入的通道，交通安全乃首要考慮。

另外，改劃地點貼近民居，貨車出入及貨櫃和貨品起卸除可對居民造成危險和不便，新增的人流量亦對該區的公共設施如洗手間和交通服務的負荷構成壓力。

是次改劃申請的申請人沒有就車輛及就行人的交通影響和安全提供全面的評估，不見諮詢相關持分者如懲教署及消防處，亦沒有考慮大欖涌道單行車道的種種限制，而改劃不能避免地對大欖涌村的交通出入、行人與行車安全和居民生活造成負面影響，本人反對改劃申請。

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

Jacky Ip.

簽署 Signature

Jacky Ip.

日期 Date

07 JUL 2022

A/TM-SKW/115 意見詳情 - 附圖

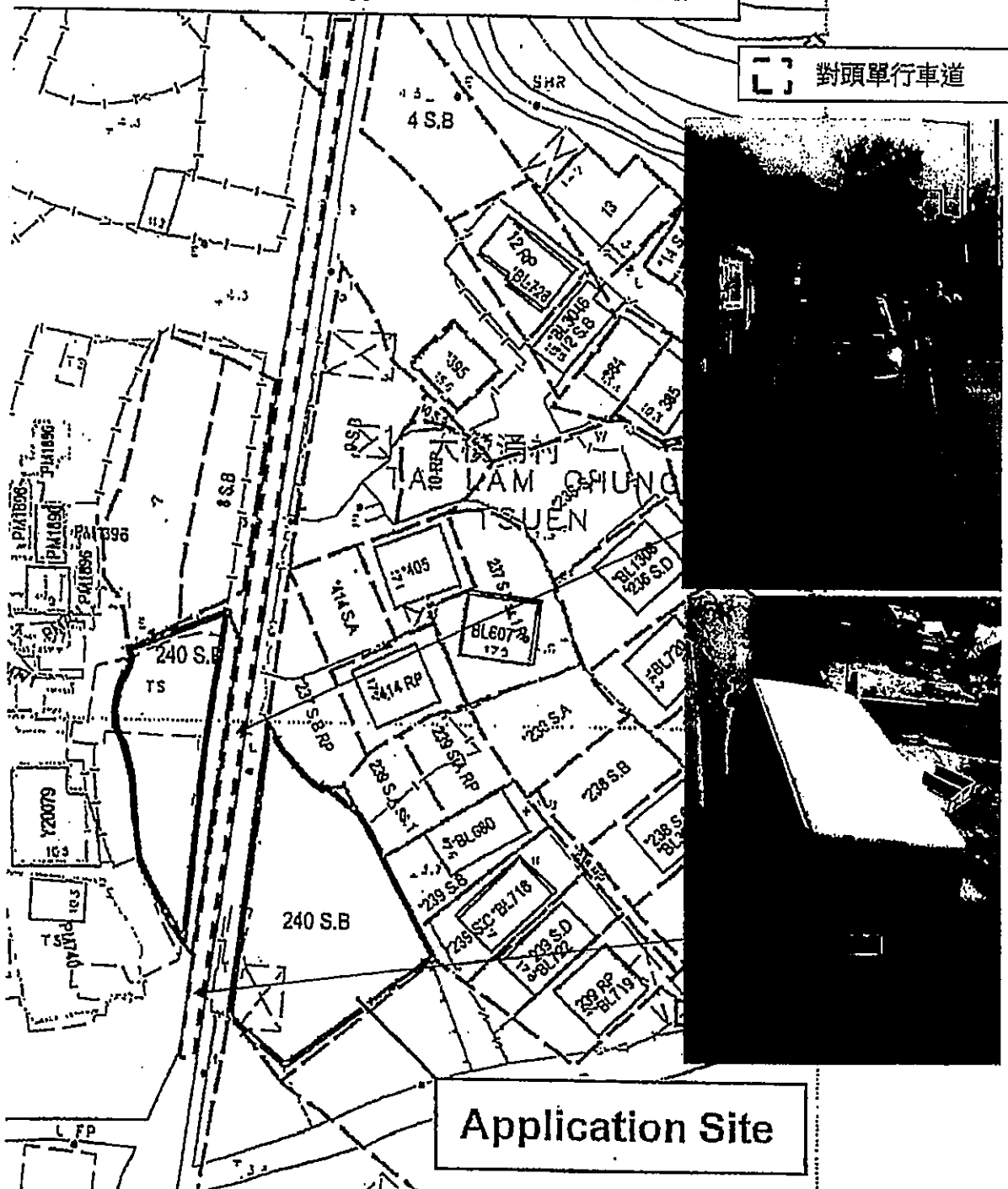
申請編號 Application No.: A / TM - SKW / 115

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

Stanley Dp.

07 JUL 2022



申請改劃地段被約 150 米單行的大欖涌道分隔，道路本已狹窄，倘人流和車流量增多將令交通意外風險提高。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

220620-143037-51183

提交限期**Deadline for submission:**

08/07/2022

提交日期及時間**Date and time of submission:**

20/06/2022 14:30:37

有關的規劃申請編號**The application no. to which the comment relates:** A/TM-SKW/115**「提意見人」姓名/名稱****Name of person making this comment:**

先生 Mr. Lam Ka Hing

意見詳情**Details of the Comment :**

反對，住屋過於密集地方設商業活動，必引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。

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



A/TM-SKW/115 DD 385 So Kwun Wat
07/07/2022 01:44

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/TM-SKW/115

Lot 240 S.B. (Part) in D.D.385, So Kwun Wat

Site area: 843sq.m

Zoning: "VTD"

Applied use : Shop and Services / 1 Vehicle Parking

Dear TPB Members,

No information re what kind of shops and services. Do they include sale of foodstuffs?

What about toilets for staff, hand washing, etc?

The traditional ramshackle structures providing services in villages should no longer be tolerated.

Members must ask questions.

Mary Mulvihill