

此文件在 2024 年 01 月 15 日收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on 15 JAN 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-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

303298

2/12

By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TM-SKW/124
	Date Received 收到日期	15 JAN 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。

<b>1. Name of Applicant 申請人姓名/名稱</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )
駿旺置業有限公司 ABLE SMART PROPERTIES LIMITED

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )
全堅土地行政師行(香港)有限公司 ALLGAIN LAND ADMINISTRATORS (HONG KONG) LIMITED

<b>3. Application Site 申請地點</b>	
(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 type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 562 ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	0 ..... 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/15 APPROVED SO KWUN WAT OUTLINE ZONING PLAN NO. S/TM-SKW/15
(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	臨時商店  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)  
其他（請指明）
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	臨時商店及服務行業（為期3年） Temporary Shop and Services for a period of 3 years  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	501 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	342 .....sq.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	0 .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	562 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	562 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 構築物 A：臨時商店及服務行業，每層面積不多於60平方米，2層高，高度不多於7米，總面積不多於120平方米。 構築物 B-E：臨時商店及服務行業，每層面積不多於40平方米，2層高，高度不多於7米，總面積不多於80平方米。 臨時帳篷A：遮蔭用途，面積不多於80平方米，1層高，高度不多於5米。 臨時帳篷B：遮蔭用途，面積不多於42平方米，1層高，高度不多於5米。	
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b>	
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
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b>	
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)	1個客貨車上落貨位

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？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>   		



	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<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.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

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

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) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
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

27/12/2023

..... (DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

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

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

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界屯門掃管笏丈量約份第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 0 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/15 APPROVED SO KWUN WAT OUTLINE ZONING PLAN NO. S/TM-SKW/15
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 or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時商店及服務行業 (為期3年) Temporary Shop and Services for a period of 3 years



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	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 blocks 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	40.6 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		0
	Private Car Parking Spaces 私家車車位 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		2
	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) 客貨車上落貨位 _____ _____		0 0 1 0 0 1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
位置圖 Location Plan, 地盤平面圖 Site Plan		
<b><u>Approved Drainage Plan, Swept Path Analysis</u></b>		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
預計車輛進出流量報告		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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





Project 項目名稱:

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:

20240118

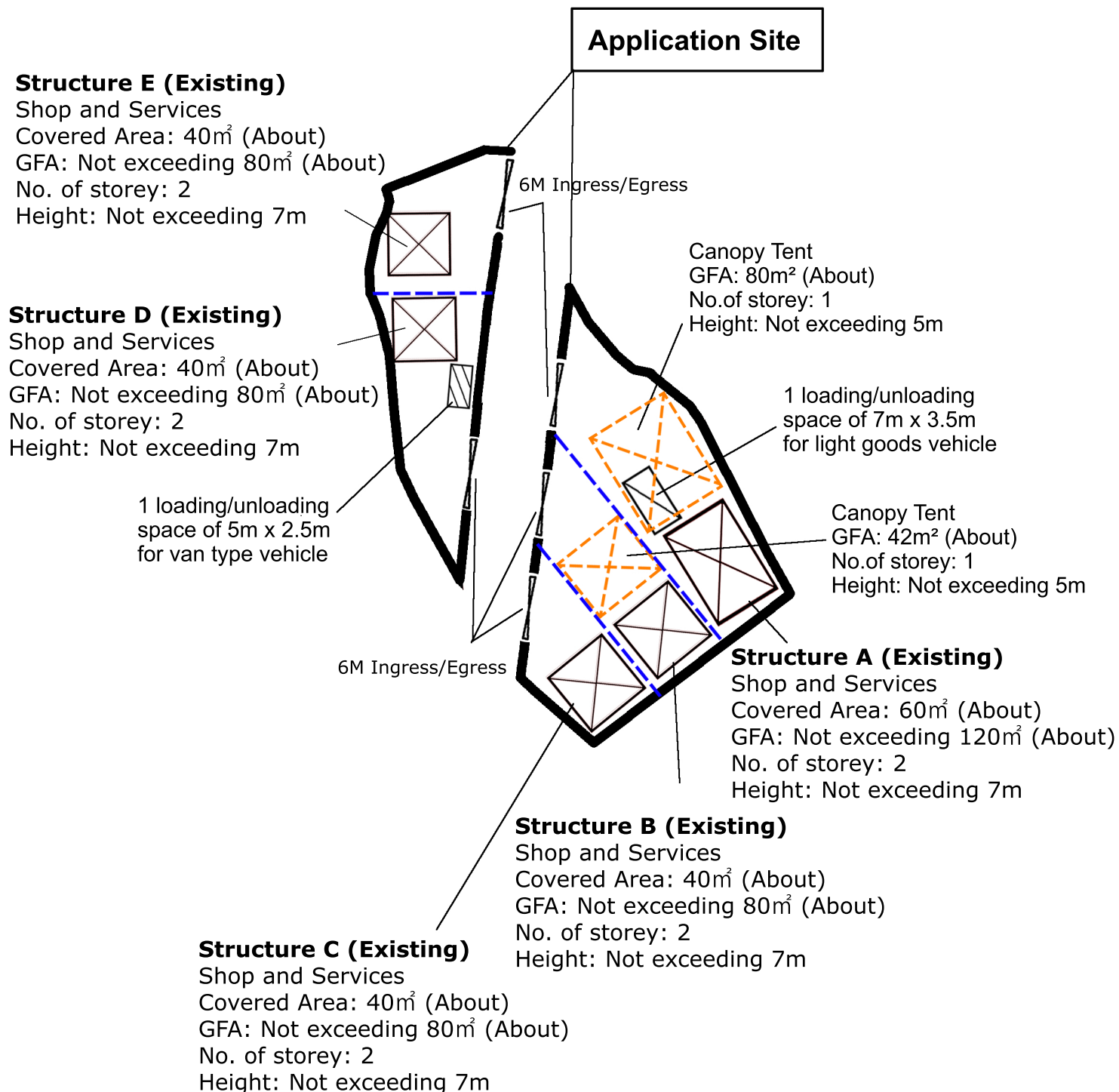
Remarks 備註:

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

Scale 比例:







Project 項目名稱:

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



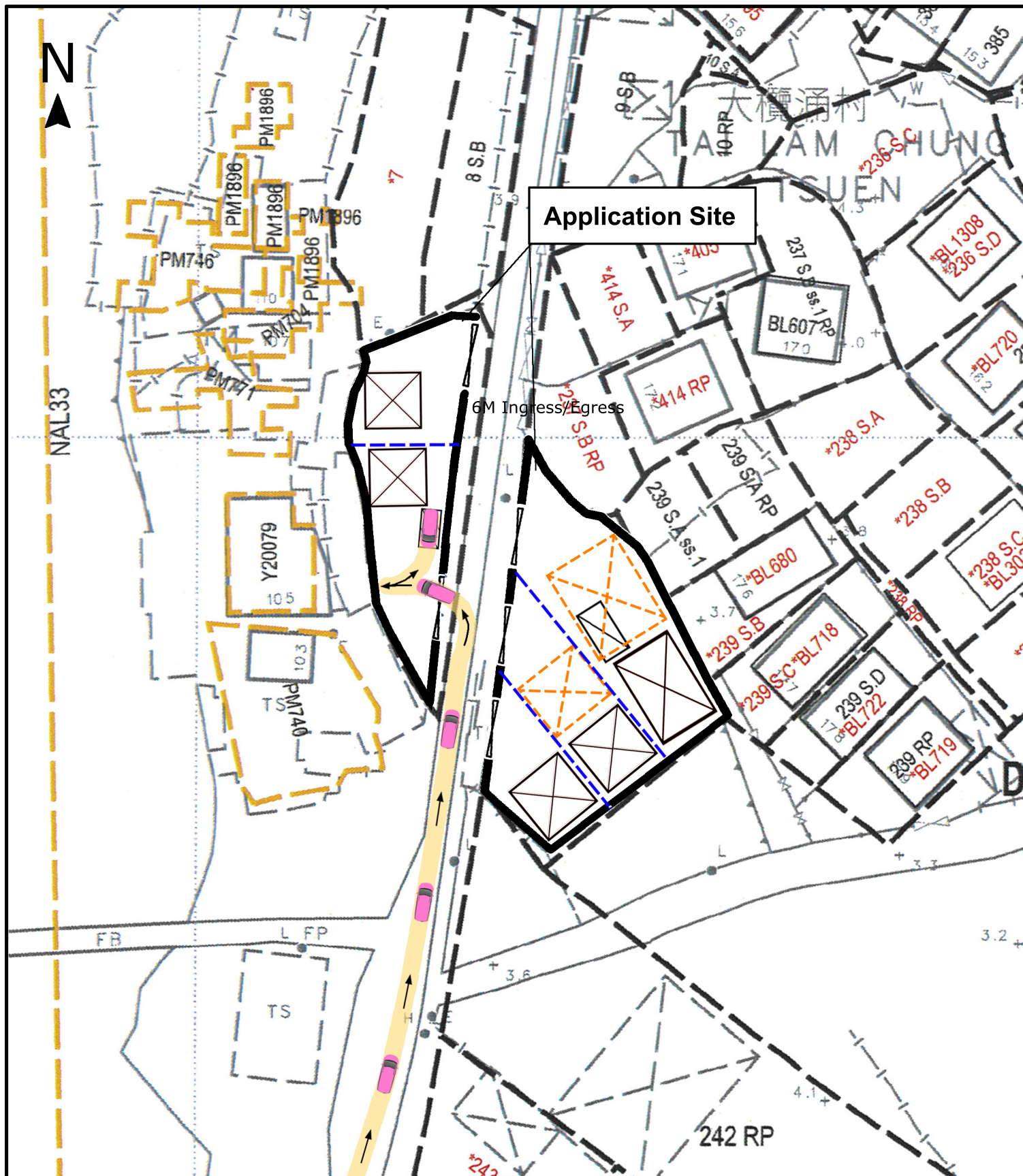
Drawing No. 圖號:

20240110

Remarks 備註:

-  Loading/unloading for light goods vehicle
-  Structure
-  Temporary fencing
-  Loading/unloading for van type vehicle
-  Canopy tent





Project 項目名稱:

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:



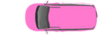
Swept Path  
Analysis



Drawing No. 圖號:

20240110

Remarks 備註:

-  In
-  Out
-  Van type vehicle

Scale 比例:

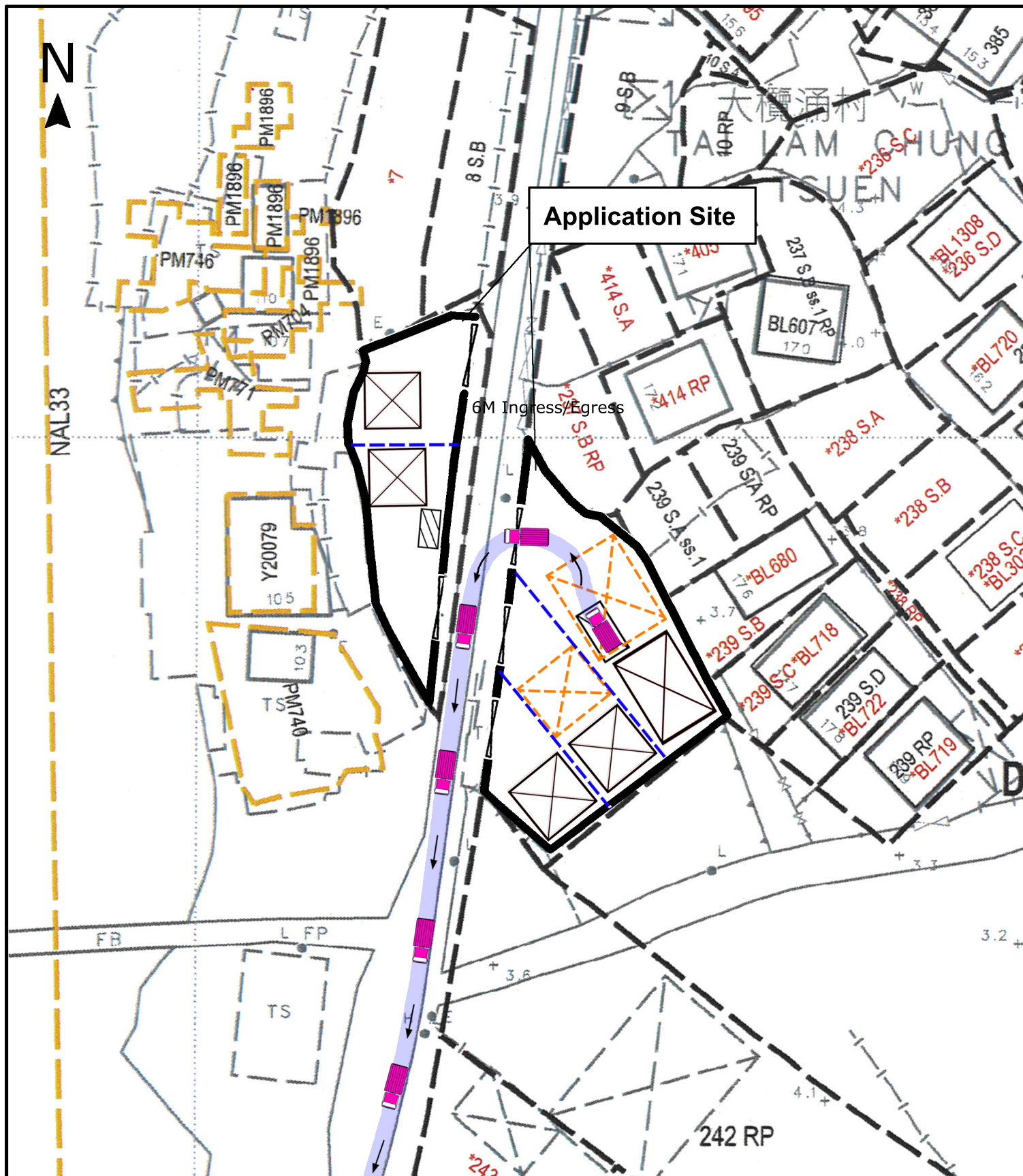












Project 項目名稱:

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:

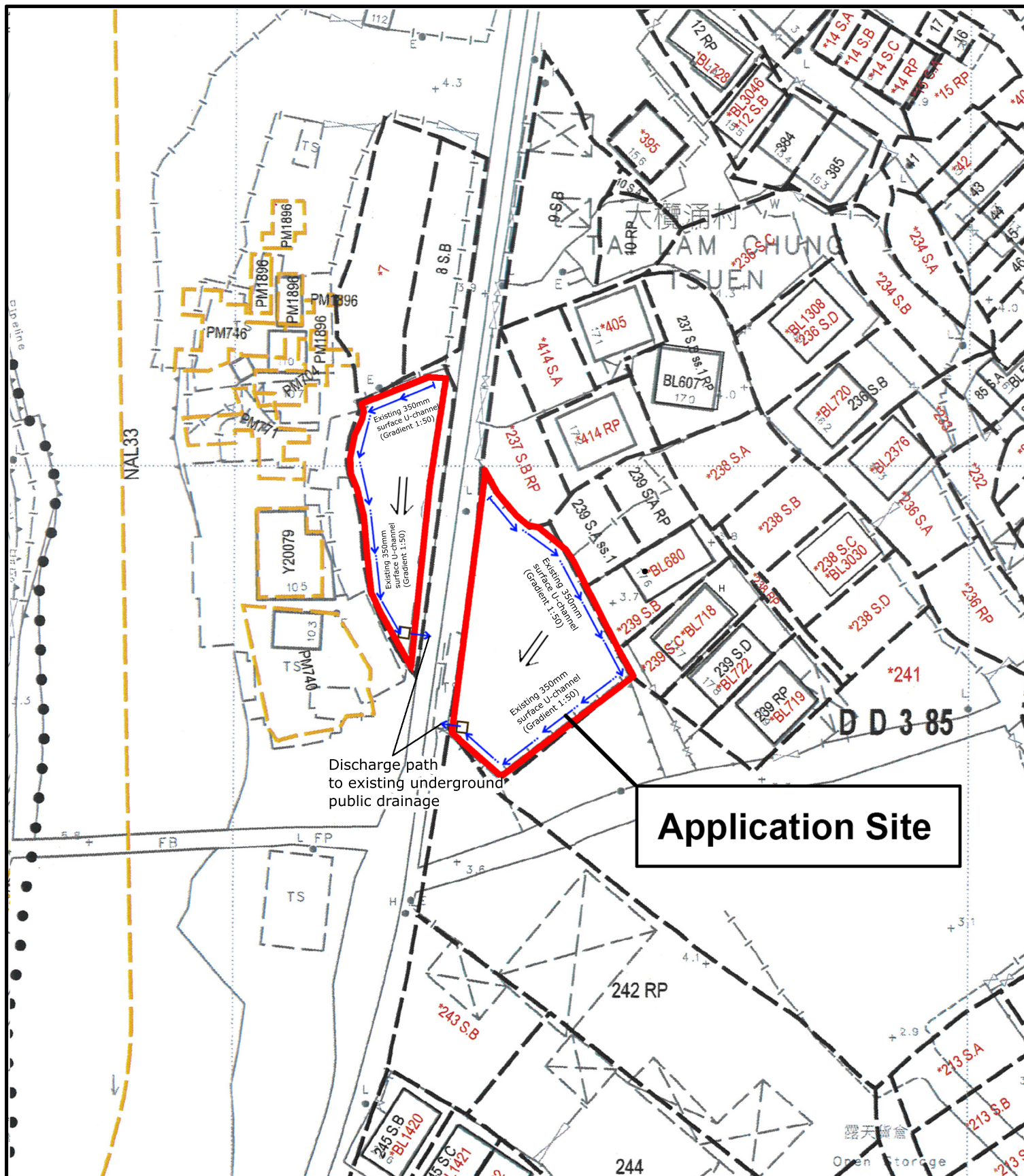
20240110

Remarks 備註:

→ In  
← Out

Scale 比例:





Project 項目名稱:

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:

Approved  
Drainage  
Plan



Drawing No. 圖號:

20240118

Remarks 備註:

3.9+ Level (in mPD)

⇒ Flow of surface runoff

□ Catchpit with sandtrap

Scale 比例:

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.3-5

## 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/15》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 342 平方米，露天地方面積為 501 平方米，上蓋覆蓋率為 40.6%。
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 A：臨時商店及服務行業，每層面積不多於 60 平方米，2 層高，高度不多於 7 米，總面積不多於 120 平方米；  
構築物 B 至 E：臨時商店及服務行業，每層面積不多於 40 平方米，2 層高，高度不多於 7 米，總面積不多於 80 平方米。  
臨時帳篷 A：遮蔭用途，面積不多於 80 平方米，1 層高，高度不多於 5 米。  
臨時帳篷 B：遮蔭用途，面積不多於 42 平方米，1 層高，高度不多於 5 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、單車出租維修及中西醫醫務所等等，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及 1 個客貨車上落貨位。
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)。
8. 擬議發展不涉及任何食肆。

# 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/15》，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. 申請地點涉及一個現有規劃申請：A/TM-SKW/115，總樓面面積和現有的規劃申請是一樣，沒有增加，但構築物佈局有變（由 7 個臨時貨櫃變成 5 個臨時貨櫃+2 個臨時帳篷），所以需重新向城規會入新申請。
4. 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。
5. 擬議發展是在申請地點上設 5 個由貨櫃改建的簡單臨時上蓋構築物和臨時帳篷，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。
6. 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。
7. 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。
8. 申請地點的工作人員約 6-8 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。
9. 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，申請人會向屯門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。申請地點設置 5 個臨時出入口 ( 讓每間商店都有獨立行人出入口 )，其中 2 個是能夠給車輛駛進作臨時上落貨。

## 3. 擬議發展的交通安排

申請地點是政府路直到，並可以經大欖涌路進入，市民和車輛是可以自由進出申請地點。申請地點涉及 2 個臨時上落客貨車位，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。該 2 個臨時上落貨車位，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。

申請地點內的臨時圍網，主要是用活動式的圍網組成，如需補及貨品，就可臨時拆卸圍網然後送貨過去，這樣可確保每家商店能獨立營運，不會被旁邊的商店影響。

## 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。申請人不會進行相關貿易活動，並會做好相關蚊蟲防治措施，也會做好附近環境的衛生管理措施，並會自行處理相關工程廢料 ( 如有 )、垃圾廢物等。

## 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



## 排污方面



8. 渠務方面

申請人在之前遞交的渠務圖則已獲渠務處接納，也已按照渠務處批准的圖則建造排水渠，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。

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。

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

客貨車 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	0	0
10 : 00 - 11 : 00	0	0
11 : 00 - 12 : 00	0	0
12 : 00 - 13 : 00	0	0
13 : 00 - 14 : 00	1	0
14 : 00 - 15 : 00	0	1
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。

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

Chris Shut Ming LEUNG/PLAND

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寄件者: Chong Hermose [REDACTED]  
寄件日期: 2024年02月20日星期二 14:54  
收件者: tpbpd/PLAND  
副本: Chris Shut Ming LEUNG/PLAND  
主旨: A/TM-SKW/124 - 回應部門意見  
附件: A\_TM-SKW\_124\_ Responses to Departmental Comments.pdf; 附件2 :  
Layout\_Plan\_with tree.pdf; 附件3 : Existing\_Drainage\_Record.pdf; 附件1 : swept path  
analysis\_.pdf  
  
類別: Internet Email

城規會/規劃處：

有關規劃申請： A/TM-SKW/124，現附上申請人回應部門的意見，請查收。

謝謝。

Ms Chong  
[REDACTED]



## Planning Application No. A/TM-SKW/124

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	Electrical and Mechanical Services Department	
(1)	Please note that there is a high pressure underground town gas transmission pipeline in the vicinity of the temporary shops. In this connection, grateful if you could <b>provide an estimation of aggregated living or working population induced from the captioned application for our consideration.</b> 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 application will result in a significant increase in living or working population.	<p>申請人知悉。</p> <p>擬議發展涉及 5 個構築物，都是商店及服務行業，主要是服務周邊居民。</p> <p>有關預計工作人員及訪客人流，由於申請地點位於鄉村內，並非在鬧市裡，在營業時間內，申請人預計每天在 6-8 個職員上班和合共約 20 個訪客。</p> <p>申請人相信擬議發展只是靜態活動，營業過程沒有任何工程/挖掘，不會影響部門提及的煤氣裝置。</p>
(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 shops.	<p>申請人知悉。</p> <p>擬議申請涉及早前一個規劃申請：A/TM-SKW/115，相關工程已在 2023 年完工，現時已在營運。</p> <p>申請人/工程承辦商/使用者沒有發現任何煤氣喉管式裝置，在工程中亦順利，現時已完工。</p>
(3)	The applicant is required to observe the following requirements of the Electrical and Mechanical Services Department's Publications via the following web-link for reference	申請人知悉。

	Departmental Comments	Responses
	Lands Department	
(1)	The application site ("the Site").comprises Old Schedule agricultural, i.e. Lot no. 240 S.B (Portion) in D.D. 385 ("the 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.	申請地點涉及早前一個規劃申請： A/TM-SKW/115，早前申請人已向地政處申請短期豁免書，唯現場的構築物數量比早前批出的規劃許可減少(由 7 幢變成 5 幢，GFA 不變)，因此申請人現時重新按現狀入一個規劃申請。 待規劃許可批出後，申請人會再向地政處遞交這次規劃許可批准的圖則，以便繼續短期豁免書的申請。
(2)	A recent site inspection revealed that five two-storey container-converted structures and three porches were erected within the Site. The aforesaid structures erected within the Site constitute a breach of the Block Government Lease under which the Lot is held.	
(3)	Some of the existing structures are found to be used for vehicle repair workshop purposes and the total B.O.A. of the existing structures exceeds those specified in the subject planning application. The applicant is required to clarify the discrepancy.	擬議申請是臨時商店及服務行業，申請人確認現場沒有車輛維修工場，只是售賣汽車零件和配件等，是次申請的構築物面積（GFA）是按照現狀的構築物/帳篷去入申請的。
(4)	The Site is accessible via Tai Lam Chung Road. This office does not carry out maintenance works for Tai Lam Chung Road nor has granted any right-of-way over the Government land to the Site. The Applicant shall be responsible for his own access arrangement.	申請人知悉。 申請人會自行處理申請地點的出入通道安排，謝謝。

	Departmental Comments	Responses
	Transport Department	
(1)	The drawings provided for the ingress/egresses, loading/unloading spaces, and the swept path analyses are not to scale. Please make sure the drawings could accurately demonstrate the smooth maneuvering of vehicles to/from the nearest public road, along the local access and within the site;	有關更新的 swept path analyses，請看附件 1。
(2)	The trip generation and attraction of the development appear to be underestimated. Please provide justification for the figures;	申請地點內的構築物 B、C 及 E，正在經營照相館 Studio 及地產代理，這些構築物主要為服務行業，向市民提供服務，並非貨物買賣，所以沒有上落貨/送貨的要求。
(3)	There are no designated loading/unloading spaces for Structure B and C. Additionally, the loading/unloading space for light goods vehicle near Structure A is separated from Structure B and C. Please justify the arrangement of not providing loading/unloading spaces for Structure B and C. Please also be reminded that no vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period; and	如果萬一真的需要送貨（可能性很低），申請人會拆開構築物中間的臨時圍網，讓送貨司機用手推車從構築物 A/D 的地方送到各個構築物。 構築物 A 及 D 是做零售商店，申請地點附近的人流不是太多，申請人認為每日一次的送貨車輛進出每個構築物已經十分足夠。 申請人知悉，不會有任何車輛在道路上調頭或排隊等候。
(4)	The application site is connected to the public road (Tai Lam Chung Road) via a local unnamed pedestrian walkway which is not managed by Transport Department. The land status of that walkway should be checked with the Lands Department. Moreover, the management and maintenance responsibilities of that local access road should be clarified with the relevant lands and maintenance authorities accordingly.	申請人知悉。 申請地點是政府路直到（不需經任何私人地段），並可以經大欖涌路進入，市民和車輛是可以自由進出申請地點。

	Departmental Comments	Responses
	Urban Design and Landscape Unit of Planning Department	
(1)	<p>As observed from DPO's photo records dated 01.02.2024, the Site is already occupied by temporary structures of the current proposed layout, no existing trees/ significant vegetation is found. However, according to the FI submission received on 13.07.2022 under previous planning permission (No. A/TM-SKW/115) made by the same applicant, it is observed that 2 existing trees were proposed to be preserved with trees location and photos provided. As no information on existing tree/ landscape proposal is provided under this application, the Applicant is required to provide a Landscape Proposal with proposed landscape treatments/ mitigation incorporated in the proposed layout for review, in order to facilitate TPB's consideration on the application.</p>	<p>有關部門提及的兩棵樹木 (Tree 1 &amp; Tree 2), 十分抱歉, 申請人在早前的申請 No. A/TM-SKW/115 錯誤標示樹木位置, 現時申請人重新在 <b>Layout Plan</b> 上標示該 2 棵樹木的準確位置, 並附上照片, 讓部門再參閱。請看附件 2。</p>

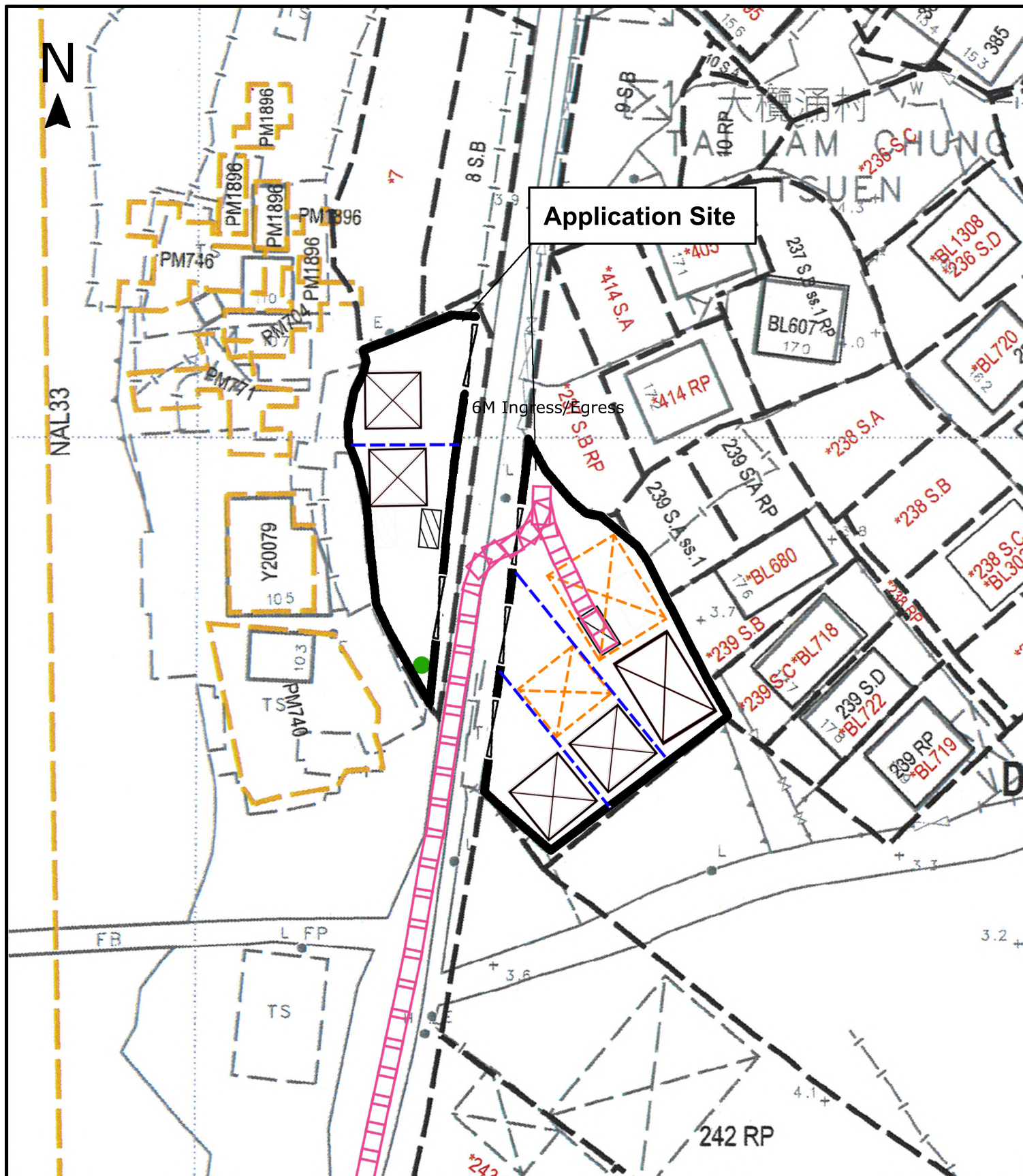
	Departmental Comments	Responses
	Drainage Services Department	
(1)	<p>The Applicant is requested to submit a drainage proposal with a drainage plan showing the details of existing drains and any proposed drainage works, including any peripheral drainage system for the subject site and the relative discharge point(s). The Applicant should demonstrate the adequacy of existing/proposed drains such that no adverse drainage impact would result from the subject development. Reference could be made to DSD Technical Note to prepare a "Drainage Submission" in DSD homepage at <a href="https://www.dsd.gov.hk/EN/Files/Technical Manual/dsd_guideline/Drainage Submission.pdf">https://www.dsd.gov.hk/EN/Files/Technical Manual/dsd_guideline/Drainage Submission.pdf</a>.</p>	<p>申請人早前在 A/TM-SKW/115 遞交的渠務圖已獲渠務處批准，申請人其後也按照該批准的圖則落實渠務工程，現附上現場渠務記錄照片，請查收。</p> <p>請看附件 3：現場渠務記錄照片</p>

	Departmental Comments	Responses
	Environmental Protection Department	
(1)	Based on the limited information provided, the applicant is required to clarify which types of shops and services will be provided at the subject site. If eating place will be provided at the subject site, a proposal for handling the sewage arising from eating place is required.	擬議發展的臨時商店及服務行業，主要包括：日用品及雜貨飲品零售、車輛零件零售、照相館 Studio 及地產代理等，主要為附近的居民提供零售服務，並不涉及任何食肆。
(2)	Besides, the applicant advised that they had built a septic tank system (化糞池系統) at the subject site for their own use. The applicant is required to submit the certification which issued by the Authorized Person and the site photos of septic tank system for our information and consideration.	由於該化糞池系統是現存的，申請人不了解該系統的構造，為了避免污水影響環境，申請人現時決定在構築物 A 租用流動洗手間給各職員使用（見下圖），並會安排清潔公司每個月定期來吸糞。

## 廁所產品租售







Project 項目名稱:

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  
(IN)



Drawing No. 圖號:

20240219

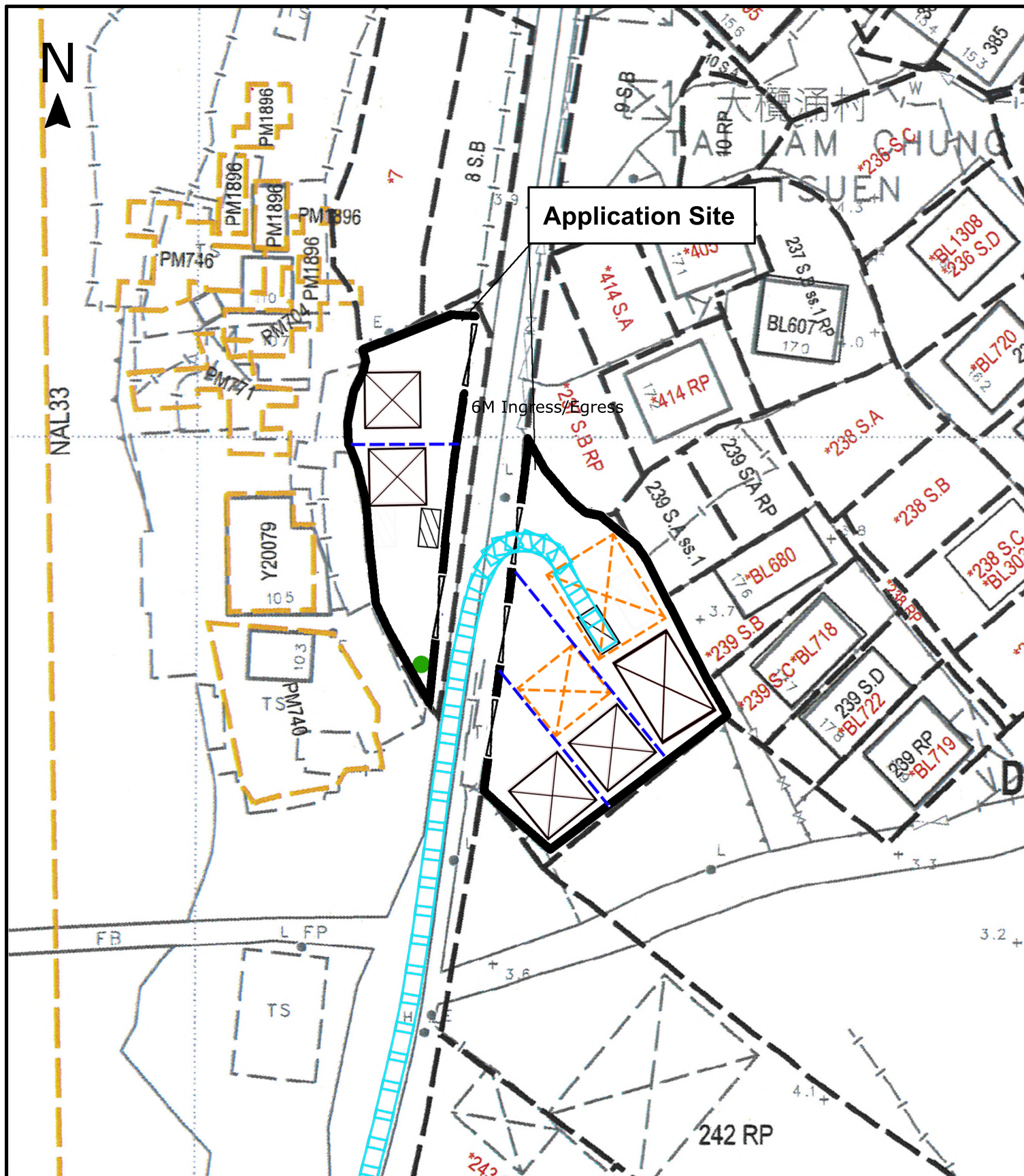
Remarks 備註:

Light goods vehicle In

Light goods vehicle Out

Scale 比例:





Project 項目名稱:

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  
(OUT)



Drawing No. 圖號:

20240219

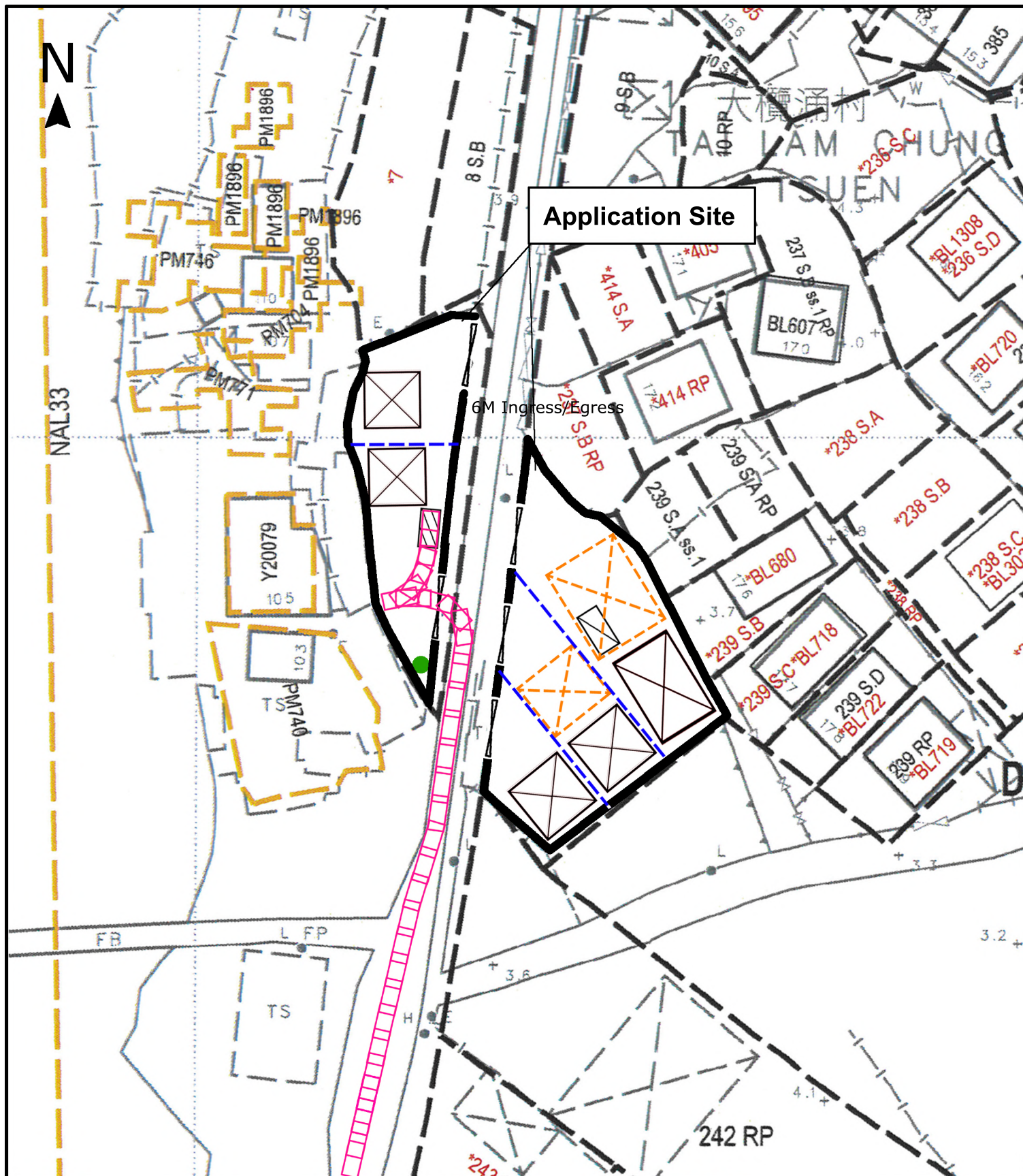
Remarks 備註:

Light goods vehicle In

Light goods vehicle Out

Scale 比例:





Project 項目名稱:

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 (IN)



Drawing No. 圖號:

20240219

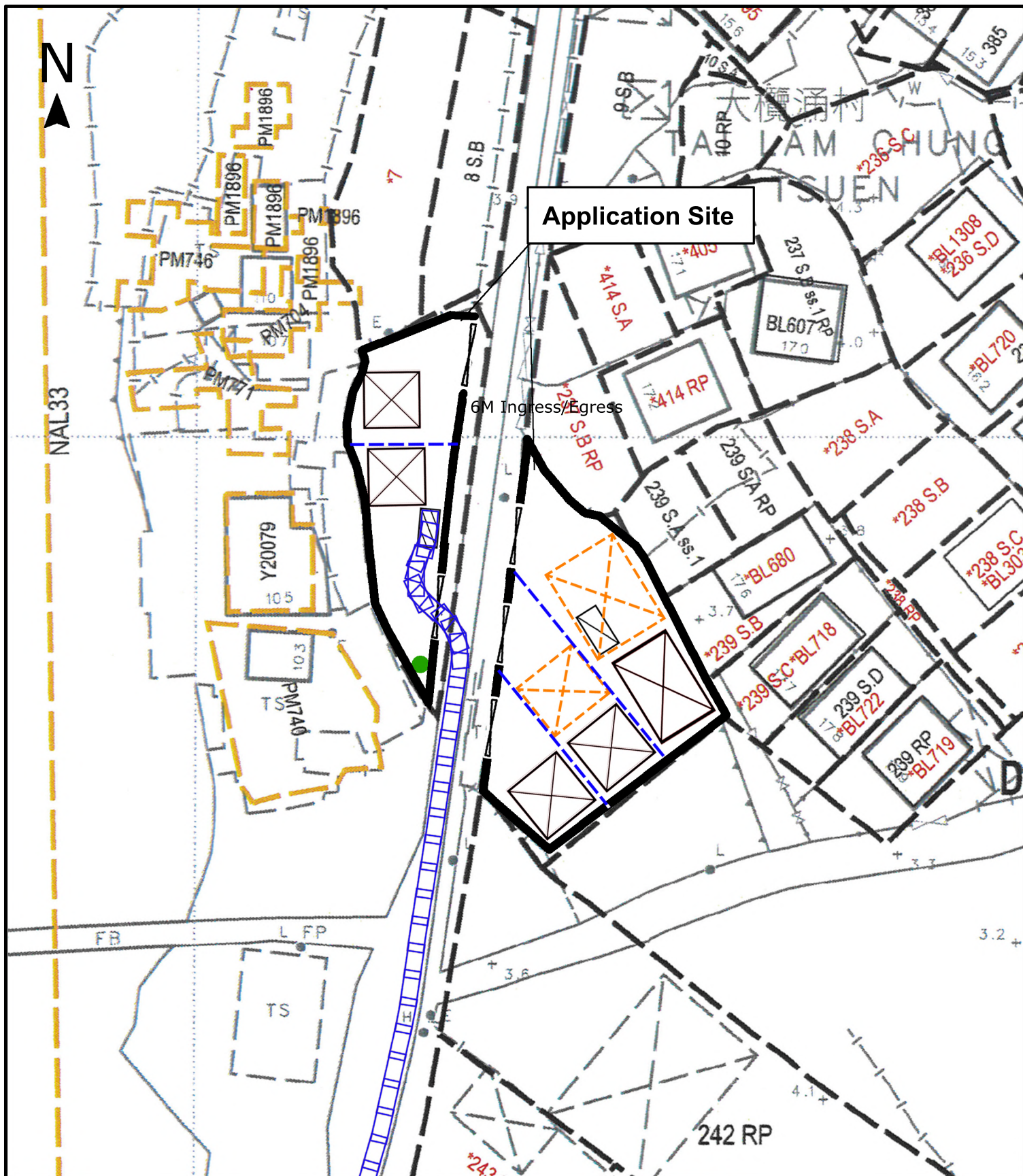
Remarks 備註:

  Van type vehicle In

  Van type vehicle Out

Scale 比例:





Project 項目名稱:

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  
(OUT)



Drawing No. 圖號:

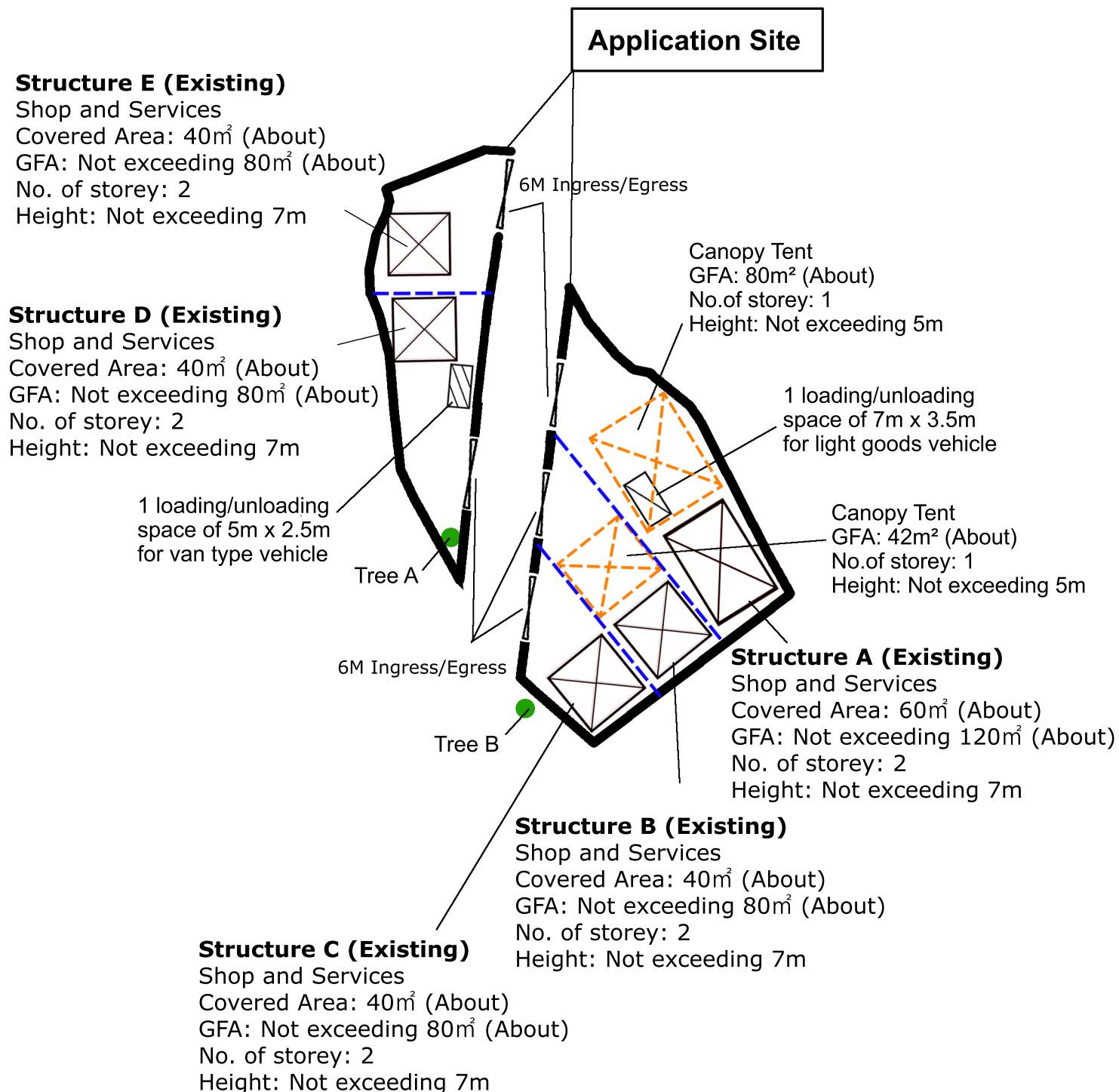
20240219

Remarks 備註:

  Van type vehicle In

  Van type vehicle Out

Scale 比例:



Project 項目名稱:

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:

20240219

Remarks 備註:

-  Loading/unloading for light goods vehicle
-  Structure
-  Temporary fencing
-  Loading/unloading for van type vehicle
-  Canopy tent





附件 2 的 Layout Plan 上面的兩棵樹木，分別為 Tree A 及 Tree B ( 請看上圖 )。Tree B 與 2022 年 7 月 13 日遞交之前申請 A/TM-SKW/115 時的補充文件的 Tree 1 是同一棵樹，之前申請人看錯位置，所以標記錯誤，現在重新標示清楚讓部門查閱。至於之前規劃申請 A/TM-SKW/115 時的補充文件的 Tree 2 已由現時的 Tree A 取代。







Photo 1



Photo 2





**Photo 3**



**Photo 4**



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Chris Shut Ming LEUNG/PLAND

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寄件者: Chong Hermose [REDACTED]  
寄件日期: 2024年03月04日星期一 22:11  
收件者: tpbbpd/PLAND  
副本: Chris Shut Ming LEUNG/PLAND  
主旨: A/TM-SKW/124 - 回應部門意見  
附件: A\_TM-SKW\_124\_回應部門意見.pdf; 附件1 : Swept Path Analysis(Truck).pdf; 附件2 : Swept Path Analysis(Van).pdf; 附件3.pdf  
  
類別: Internet Email

城規會/規劃處：

有關規劃申請： A/TM-SKW/124，現附上申請人回應部門的意見，請查收。

謝謝。

Ms Chong  
[REDACTED]

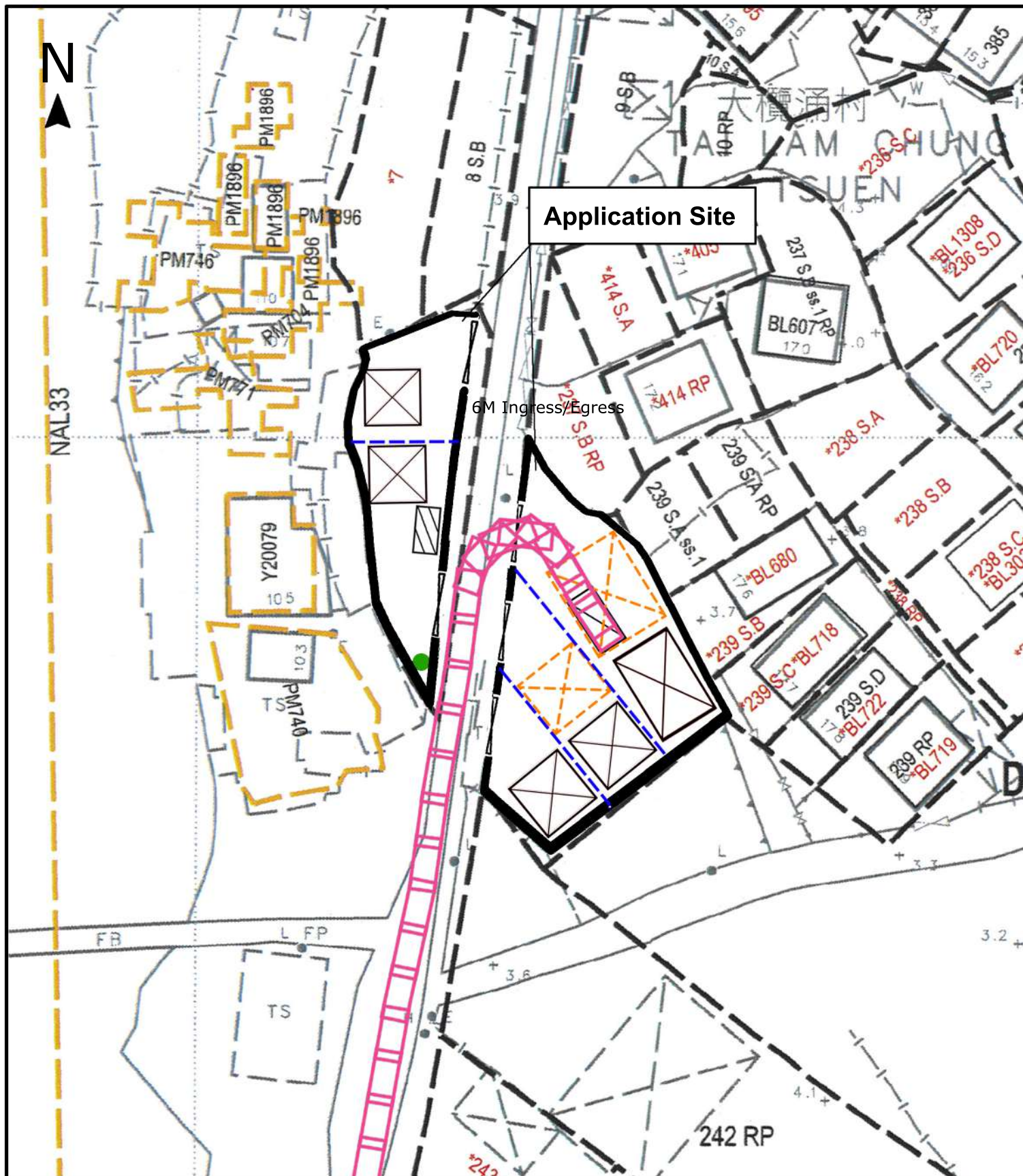
## Planning Application No. A/TM-SKW/124

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	Transport Department	
(1)	The dimension of loading/unloading spaces near structure A and D measured in the layout plan are smaller than dimensions of 7m x 3.5m and 5m x 2.5m respectively as stated in your application. Please provide on-scaled layout plans and swept path analyses to demonstrate smooth manoeuvring of vehicles to / from Tai Lam Chung Road, along the local access and within the site.	請看附件 1 及附件 2。



	Departmental Comments	Responses
	Urban Design and Landscape Unit of Planning Department	
(1)	A board brush tree survey with trees information (quantity, size, species), photos and their proposed treatment, should be provided in the application.	請看附件 3。
(2)	Existing trees found at the northern boundary appears to be in conflict with the proposed guard room in the proposed scheme, the Applicant is required to indicate the existing trees location on plan and incorporate the proposed layout to justify the “no tree felling” and “no landscape impact” as indicated at Item 6e(iii) of the application form No.S16-III, and proposed landscape treatment/ planting proposal should be illustrated on plan if any.	部門所指申請地點北面的樹木，在 Layout Plan 標示為 Tree C，該樹木位於申請地點外面，是屬旁邊地主種植的，不在申請範圍內，沒有影響構築物 E。 請看附件 3。



Project 項目名稱:

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  
(IN)



Drawing No. 圖號:

20240304

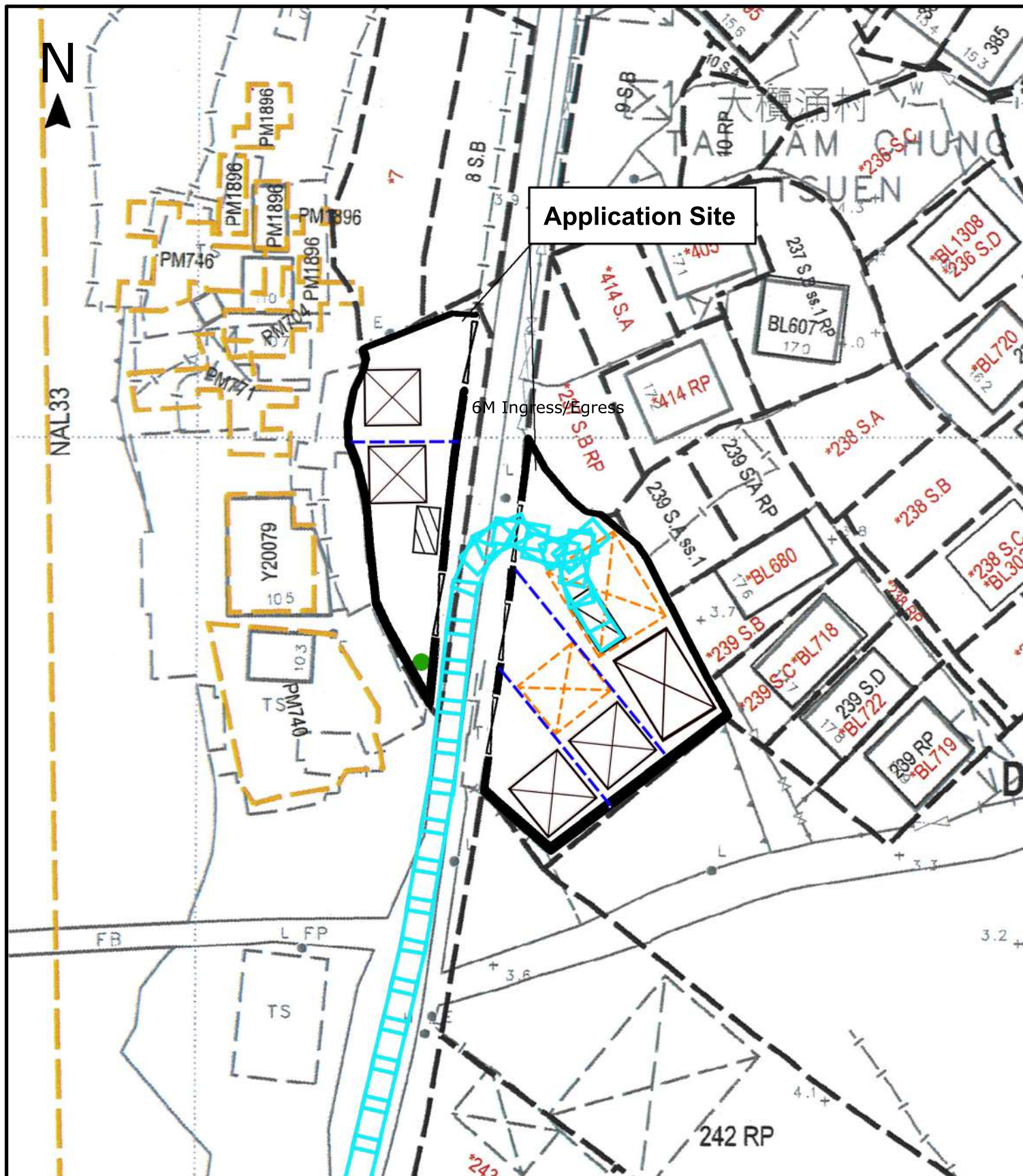
Remarks 備註:

Light goods vehicle In

Light goods vehicle Out

Scale 比例:





Project 項目名稱:

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  
(OUT)



Drawing No. 圖號:

20240304

Remarks 備註:

Light goods vehicle In

Light goods vehicle Out

Scale 比例:











## Application Site

### Structure E (Existing)

Shop and Services  
Covered Area: 40m<sup>2</sup> (About)  
GFA: Not exceeding 80m<sup>2</sup> (About)  
No. of storey: 2  
Height: Not exceeding 7m

Tree C

### Structure D (Existing)

Shop and Services  
Covered Area: 40m<sup>2</sup> (About)  
GFA: Not exceeding 80m<sup>2</sup> (About)  
No. of storey: 2  
Height: Not exceeding 7m

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

Tree A

6M Ingress/Egress

Tree B

### Structure C (Existing)

Shop and Services  
Covered Area: 40m<sup>2</sup> (About)  
GFA: Not exceeding 80m<sup>2</sup> (About)  
No. of storey: 2  
Height: Not exceeding 7m

### Structure B (Existing)

Shop and Services  
Covered Area: 40m<sup>2</sup> (About)  
GFA: Not exceeding 80m<sup>2</sup> (About)  
No. of storey: 2  
Height: Not exceeding 7m

### Structure A (Existing)

Shop and Services  
Covered Area: 60m<sup>2</sup> (About)  
GFA: Not exceeding 120m<sup>2</sup> (About)  
No. of storey: 2  
Height: Not exceeding 7m

Canopy Tent  
GFA: 80m<sup>2</sup> (About)  
No. of storey: 1  
Height: Not exceeding 5m

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

Canopy Tent  
GFA: 42m<sup>2</sup> (About)  
No. of storey: 1  
Height: Not exceeding 5m

Project 項目名稱:

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:

20240304



Remarks 備註:

-  Loading/unloading  
for light goods vehicle
-  Structure
-  Temporary fencing
-  Loading/unloading  
for van type vehicle
-  Canopy tent





**Tree A：**榕樹（學名：*Ficus microcarpa*）  
位於申請地點內的南面，附近沒有影響構築物。  
申請人會定期淋水，好好保養樹木。

**Tree B：**榕樹（學名：*Ficus microcarpa*）  
位於申請地點外面，沒有影響構築物。

**Tree C：**榕樹（學名：*Ficus microcarpa*）  
位於申請地點外面，沒有影響構築物 E。

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Chris Shut Ming LEUNG/PLAND

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寄件者: Chong Hermose [REDACTED]  
寄件日期: 2024年05月10日星期五 15:24  
收件者: tpbbpd/PLAND  
副本: Chris Shut Ming LEUNG/PLAND  
主旨: A/TM-SKW/124 - 回應部門意見  
附件: 20240510\_回應部門意見.pdf; 附件1\_Layout\_Plan.pdf; 附件2\_租約\_D.pdf; 附件3  
\_Landscape Proposal.png; 附件4\_FS\_Plan.pdf  
  
類別: Internet Email

城規會/規劃處：

有關規劃申請： A/TM-SKW/124，現附上申請人回應部門的意見，請查收。

謝謝。

Ms Chong  
[REDACTED]

## Planning Application No. A/TM-SKW/124

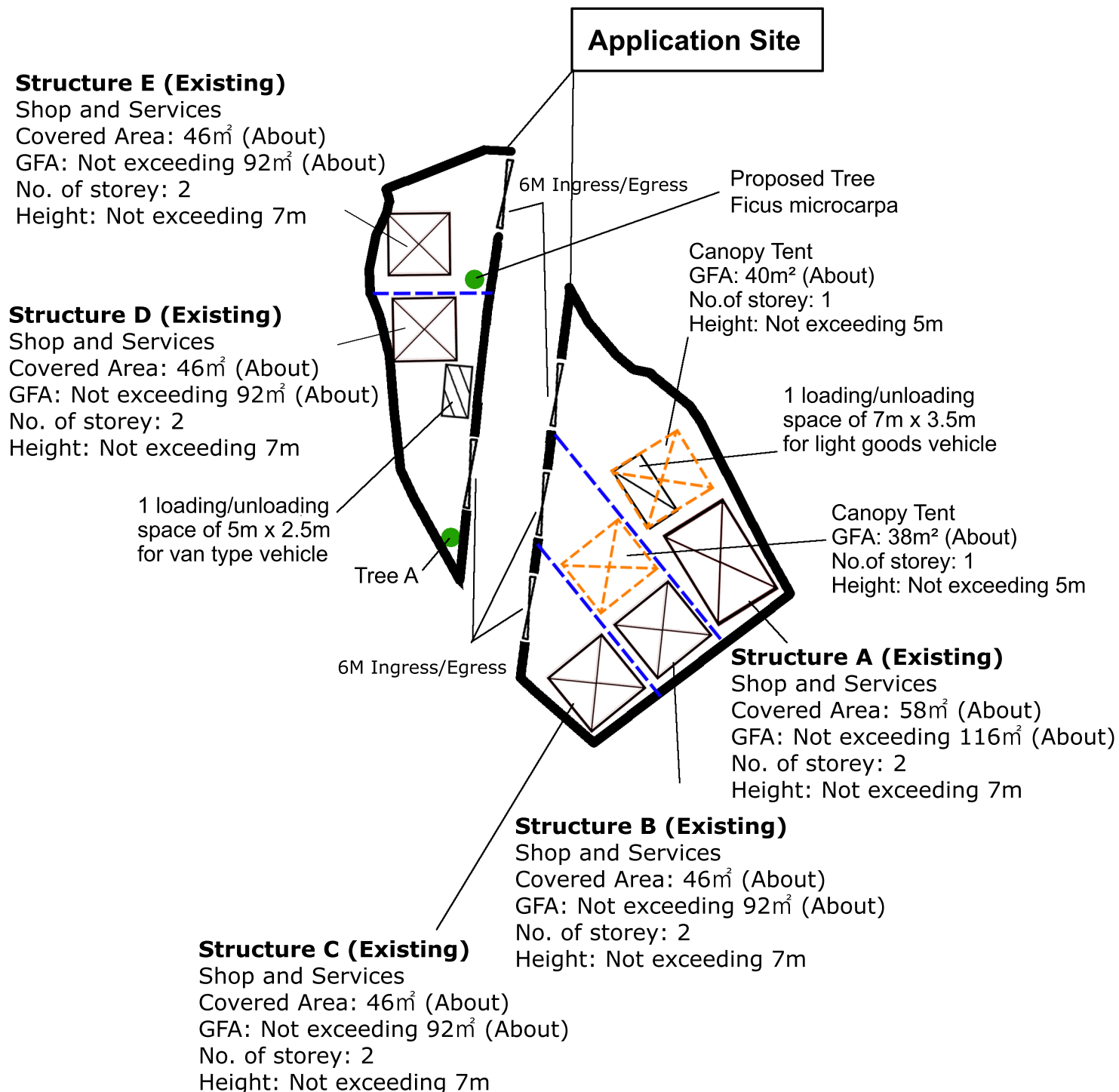
Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	DLO/TM, LandsD	
(1)	During the joint inspection with the Consultant representing the applicant conducted on 26.2.2024, this office had explained the discrepancy of the total B.O.A. was attributed by the porch and overhang projected from the Structures B, C, D and E, as well as the open-air staircase connecting the G/F and 1/F for Structure C, D & E respectively.	<p>有關申請上蓋面積，申請人已修改 Layout Plan，其中構築物A、B、C、D及E的BOA面積都按照地政處量度的數據去更改。</p> <p>至於Canopy Tent A 及 B，申請人已拆卸多餘的面積，以確保現場的Canopy 和 Layout Plan 上的面積是一致。</p> <p>請看附件1：Layout Plan。</p> <p><u>BOA of the structure</u></p> <p>Structure A：58m<sup>2</sup></p> <p>Structure B：46m<sup>2</sup></p> <p>Structure C：46m<sup>2</sup></p> <p>Structure D：46m<sup>2</sup></p> <p>Structure E：46m<sup>2</sup></p> <p>Canopy Tent A：40m<sup>2</sup></p> <p>Canopy Tent B：38m<sup>2</sup></p>
(2)	In fact, 1/F of Structure D was used for domestic purposes as revealed from the joint inspection.	<p>申請人知悉現場的構築物不能用作住宅用途，申請人在租約上也已經清楚列明構築物的用途只能作商店用途。</p> <p>請看附件2：租約D，申請人已叫租客糾正違規用途，謝謝。</p>

	Departmental Comments	Responses
	CTP/UD&L, PlanD	
(1)	<p>According to Applicant's response to comment in FI(1) dated 20.02.2024, noting “申請人在早前的申請 No. A/TM-SKW/115 錯誤標示樹木位置” and indicated 3 nos. existing Ficus microcarpa (i.e. Trees A, B &amp; C) on plan (Dwg no. 20240304). By comparing with tree photos in the FI dated 13.07.2022 under previous application No. A/TM-SKW/115, trees as shown in photo 'Tree_1' (under No. A/TM-SKW/115) are found matching with the currently identified Trees A and B. However, proposed preserved tree (i.e. photo 'Tree 2') indicated in the eastern portion of the Site under No. A/TM-SKW/115 is found inconsistent with the indicated location and species of Trees A, B &amp; C. In order to facilitate TPB's consideration on the application, the Applicant is required to provide a Landscape Proposal with proposed landscape treatments/ mitigation incorporated in the proposed layout to alleviate the landscape impact/ tree loss.</p>	<p>為了和之前規劃申請：A/TM-SKW/115 擁有一樣的樹木數量（現時欠了一棵），申請人會在申請地點內重新種植一棵樹木（以紅點標示），請看附件 3 的 <b>Landscape Proposal</b>。</p>
(2)	<p>Please provide the proposed size of the new tree planting Ficus microcarpa.</p>	<p>申請人擬種植的榕樹（Ficus microcarpa），高度約 3-4 米。</p> <p>請看附件 3 的 <b>Landscape Proposal</b>。</p>
(3)	<p>Noting the Site has already been hard-paved, the extent and size of planter area allowed for the proposed new tree should be indicated on plan.</p>	<p>申請人會在擬種植樹木的位置周邊約 1.2 米的範圍（即圖片綠色的範圍），移除那些石屎地，然後把樹木種植在紅色點裡，請看 update 的 <b>Landscape Proposal</b>。</p>

補充資料：附件 4：FS Plan





Project 項目名稱:

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:

20240417

Remarks 備註:



Loading/unloading  
for light goods vehicle



Structure



Temporary fencing



Loading/unloading  
for van type vehicle



Canopy tent

# 正式租約

## FORMAL TENANCY AGREEMENT

此合約由出租方及租客(雙方資料詳列於附表一) 於 2023 年 09 月 19 日訂立:

出租方及租客雙方以詳列於附表一的租期及租金分別租出及租入詳列於列表一的物業, 並同意遵守及履行下列條款:

1. 租客須在租期內每叁個月份第五天上期繳付叁個月指定的租金予出租方。倘租客於應繳租金之日的第七天內仍未清付該租金, 則出租方有權採取適當行動追討租客所欠的租金, 而由此而引起的一切費用及開支將構成租客欠出租方的債項, 出租方將有權向租客一併追討所欠款項全數。
2. 租客在沒有出租方書面同意前, 不得對該物業作任何改動及/或加建。
3. 租客不得轉讓, 轉租或分租該物業或其他任何部份或將該物業或其他部份的佔用權讓予任何其他人等。此租約權益為租客個人擁有。
4. 租客須遵守香港一千法律條例和規則。租客亦不可違反屬該物業地段內的官批地契上的任何制約性條款。
5. 如政府徵收上述地段土地, 出租方需提前兩個月或以政府所給予出租方時間(以較短者為準), 以書面形式通知租客終止租約, 租客須於限期內遷出, 租約則自動終止無效則租約作廢, 租客無條件遷離租地, 出租方無需作任何賠償。
6. 租客須在租約期內繳清有關物業的水費, 電費, 電話費及其他類似的雜費。電費和水費每月將按分錶水電錶收費, 水費每平方米\$5, 電費為\$1.5 /度。
7. 租客須在租約期內保持物業內部的維修狀態良好(自然損耗及因固有的缺陷所產生的損壞除外)並須於租約期滿或終止時將物業在同樣維修狀態下交吉回出租方。
8. 租客須交予出租方保證金(金額如附表一)作為保證物業租客遵守及履行此租約上租客所需遵守的條款的按金。若租客在租期內並無干犯此合約內任何條款, 則出租方須於收回交吉的物業或一切租客欠款後(以較遲者為準)三十天內無息退還該保證金予租客。但若租客拖欠根據此合約需要支付的租金及 / 或其他款項超過七天(無論有否以法律行動追討) 或若租客違反此合約內任何條款, 出租方可合法收回該物業而此租約將立被終止; 出租方可從保證金內扣除因租客違約而令出租方所受的損失, 而此項權利將不會影響出租方因租客違約而可採取的其他合法行動的權利。
9. 若租客按時清繳租金和雜費及沒有干犯此合約內任何條款, 則出租方不得在租約期內干擾租客享用該物業。
10. 出租方須保養及適當維修物業內各主要結構部份(包括主要上蓋、喉管和電線)。唯出租方須在收到租客的書面要求後才會在合理時限內將有關損壞維修妥當。
11. 租客不得拒絕出租方派遣之有關人員在適當時間進入物業, 檢視該物業近況或進行任何維修工程。租客必須配合出租方因政府部門要求進入場內視察及符合對場地內物品擺放要求。
12. 出租方負責繳付有關該物業的管理費, 差餉, 地租及物業稅。
13. 租客須自行投買風災、火災、水災、盜竊、意外及第三者責任等保險, 租客如有任何貨物損壞、遺失, 出租方不負任何責任。租客需確保場內使用安全並妥善保管及存放, 如因意外及不適當處理而產生的一切責任及損失由租客承擔。
14. 出租方及租客雙方同意遵守附表二的附加條件(如有的話)。
15. 此租約含一式三份, 由出租方, 租客及地產代理各執一份存證。

出租方收到租客所交的保證金

港幣 For and on behalf of  
ABLE SMART PROPERTIES LIMITED  
駿旺置業有限公司

Authorized Signature(s)

出租方確認接受這合約內所有條款的約束  
For and on behalf of  
ABLE SMART PROPERTIES LIMITED  
駿旺置業有限公司

出租方: ABLE SMART PROPERTIES LIMITED 駿旺置業有限公司

BR No.:                      Authorized Signature(s)

租客收到出租方交來鎖匙 3 條, 房間鎖匙每間 3 條, 2 房 6 條  
共 21 條

租客確認接受這合約內所有條款的約束

租客:                     

HKID No.:                     

地產代理見證 Witnessed by the Agent

## Schedule I

### 附表一

物業: Section B of Lot No.240 in D.D.385(PARTS)附圖 (D 部分位置)

出租方 : ABLE SMART PROPERTIES LIMITED 駿旺置業有限公司 BR No.: [REDACTED]  
其通訊地址/註冊地址

電話: [REDACTED]

銀行帳戶號碼: [REDACTED]

銀行帳戶名稱: ABLE SMART PROPERTIES LIMITED

租客: [REDACTED] HKID No.: [REDACTED]  
其通訊地址/註冊地址

電話: [REDACTED]

年期: 05/10/2023 至 04/10/2025 (壹年標約,壹年生約)

租金: [REDACTED]

保證金: [REDACTED]

附注: 壹次性每叁個月付租金壹次

現況圖:



許

## Schedule II

### 附表二

#### 1. 用途

租客除將該物業作 商店及服務行業 用途外，不可將物業或其他任何部份作其他用途。

#### 2. 租賃事項變更

在租期 2024 年 10 月 05 日起，出租方可作貳個月書面通知租客調整租金或遷出該物業，而租客亦可作貳個月書面通知出租方退租。若在此之前任何一方違反合約，需按餘下租期之租金賠償對方。於生約期間，出租方有權加租不超過每月現租金港幣壹萬陸仟元之百分之拾。

3. 水錶讀數 = 260  
電錶讀數 = 476

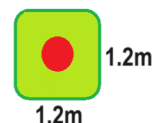
許丹





### Application Site

Planter Area  
(1200mm \* 1200mm)



#### Structure E (Existing)

Shop and Services  
Covered Area: 40m<sup>2</sup> (About)  
GFA: Not exceeding 80m<sup>2</sup> (About)  
No. of storey: 2  
Height: Not exceeding 7m

Tree C

6M Ingress/Egress

Proposed Tree  
*Ficus microcarpa*

#### Structure D (Existing)

Shop and Services  
Covered Area: 40m<sup>2</sup> (About)  
GFA: Not exceeding 80m<sup>2</sup> (About)  
No. of storey: 2  
Height: Not exceeding 7m

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

Tree A

Canopy Tent  
GFA: 80m<sup>2</sup> (About)  
No. of storey: 1  
Height: Not exceeding 5m

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

Canopy Tent  
GFA: 42m<sup>2</sup> (About)  
No. of storey: 1  
Height: Not exceeding 5m

6M Ingress/Egress

Tree B

#### Structure A (Existing)

Shop and Services  
Covered Area: 60m<sup>2</sup> (About)  
GFA: Not exceeding 120m<sup>2</sup> (About)  
No. of storey: 2  
Height: Not exceeding 7m

#### Structure B (Existing)

Shop and Services  
Covered Area: 40m<sup>2</sup> (About)  
GFA: Not exceeding 80m<sup>2</sup> (About)  
No. of storey: 2  
Height: Not exceeding 7m

#### Structure C (Existing)

Shop and Services  
Covered Area: 40m<sup>2</sup> (About)  
GFA: Not exceeding 80m<sup>2</sup> (About)  
No. of storey: 2  
Height: Not exceeding 7m

Tree	Approximate Height
Proposed <i>Ficus microcarpa</i>	About 3-4m

Project 項目名稱:

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:

Landscape  
Proposal



Drawing No. 圖號:

20240510

Remarks 備註:

- Loading/unloading for light goods vehicle
- Structure
- Temporary fencing
- Loading/unloading for van type vehicle
- Canopy tent



**Previous s.16 Application covering the Application Site**

**Approved Application**

	<b>Application No.</b>	<b>Use(s)/Development(s)</b>	<b>Date of Consideration</b>
1.	A/TM-SKW/115	Proposed Temporary Shop and Services for a Period of 3 Years	23.9.2022 [revoked on 23.3.2024]

**Similar s.16 Applications in “Village Type Development” Zone  
on the So Kwun Wat Outline Zoning Plan in the Past Five Years**

**Approved Applications**

	<b>Application No.</b>	<b>Use(s)/Development(s)</b>	<b>Date of Consideration</b>
1.	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]
2.	A/TM-SKW/108	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) approved for a period of 3 years	1.9.2020
3.	A/TM-SKW/119	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	19.5.2023

**Government Department's General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Tuen Mun, Lands Department:

- no adverse comment on the application; and
- there is no Small House application approved/under processing at the application site (the Site).

**2. Traffic**

(a) Comments of the Commissioner for Transport:

No adverse comment on the application.

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

No adverse comment on the application.

(c) Comments of the Chief Engineer/Major Works, Highways Department:

No adverse comment on the application subject to the Site can be resumed and reverted to government for works construction of Route 11 Project when needed.

**3. Environment**

Comments of the Director of Environmental Protection:

Noted that no food and beverage services will be provided within the Site and the applicant proposed to use mobile toilet and employ contractor to collect the sewage regularly, he has no objection on the application.

**4. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no adverse comment on the application; and
- a condition should be stipulated requiring the applicant to maintain the existing drainage facilities and submit a condition record of the existing drainage facilities to his satisfaction.



## 5. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations (FSIs) being provided to his satisfaction; and
- his detailed comments on the submitted FSIs proposal are at **Appendix IV**.

## 6. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

No adverse comment on the application.

## 7. **District Officer's Comments**

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

His office has not received any comment from the locals.

## 8. **Other Departments**

The following government departments have no comment on the application, including the Chief Engineer/Construction, Water Supplies Department, Project Manager (West), Civil Engineering and Development Department and Director of Agriculture, Fisheries.

**Recommended Advisory Clauses**

- (a) to note that the application site (the Site) might be resumed at any time during the planning approval period for implementation of government projects;
- (b) should the applicant fail to comply with any of the approval condition again resulting in the revocation of planning permission, sympathetic consideration would not be given to any further application;
- (c) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
  - (i) the Site comprises Old Schedule Agricultural Lot, i.e. Lot 240 S.B (Portion) in D.D. 385 (the Lot), held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
  - (ii) a joint inspection with the applicant's representative was conducted in February 2024. It was revealed that 1/F of Structure D was used for domestic use. Another joint inspection in May 2024 revealed that bed amenities and kitchenware were removed, whilst the kitchen, bathroom/sanitary toilet and ancillary necessities and appliances remained the same. It could be easily be reinstated for domestic use. Any unauthorised structures used for domestic purpose would not be regularised by LandsD according to prevailing land policy;
  - (iii) there are unauthorised structures on the Site. The lot owner(s) should immediately rectify/regularise the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice.
  - (iv) the Site is accessible via Tai Lam Chung Road. His office does not carry out maintenance works for Tai Lam Chung Road nor has granted any right-of-way over the Government land (GL) to the Site. The applicant shall be responsible for his own access management;
  - (v) his office 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 Lot or any unauthorized occupation of GL at any time irrespective of whether planning permission will be given or not. Enforcement action will be taken should any structure or structures be found erected without prior approval given by his office or be in breach of the approval given; and
  - (vi) if the planning application is approved, the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot(s). The application(s) 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 structure(s) will be considered;

- (d) to note the comments of the Commissioner for Transport (C for T) that
  - (i) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period; and
  - (ii) the Site is connected to the public road (Tai Lam Chung Road) via a local unnamed pedestrian walkway which is not managed by Transport Department (TD). The land status of that walkway should be checked with LandsD. Moreover, the management and maintenance responsibilities of that local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (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 Tai Lam Chung Road;
  - (ii) if any run-in/out from the Site to Tai Lam Chung Road is agreed by TD, the applicant should construct it in accordance with the latest version of Highways Standard Drawings and to match with the existing adjacent pavement; and
  - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Chief Engineer/Major Work, Highways Department (CE/MW, HyD) that the western portion of the Site (western portion of Lot 240 S.B in D.D. 385) overlaps with the works area of Route 11 project for widening of Tai Lam Chung Road (**Plan A-2**). Subject to the funding approval and necessary statutory procedures, land resumption and clearance followed by construction for Route 11 project will be commenced as appropriate to meet the implementation schedule and the proposed application site has to be vacant to allow the above works to be carried out;
- (g) 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” to minimise any potential environmental nuisances;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
  - (i) based on the submitted FSIs proposal, the following comments should be addressed:



- i. the separation distance between each structure shall be clearly indicated on plan; and
  - ii. in relation to i. above, structures on the same site are regarded as adjoining structures if they are less than 1.8 m apart. Additional FSIs (i.e. sprinkler system, modified hose reel system and fire alarm system) shall be provided if the total floor area exceeds 230m<sup>2</sup>;
- (ii) if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123) (BO), 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) 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 Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (ii) as there is no record of approval granted by the BA for the existing structures at the Site, he is not in a position to offer comments on the suitability for the use proposed in the application;
  - (iii) 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;
  - (iv) 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;
  - (v) 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;
  - (vi) the temporary converted containers and canopy tents for shop and services use are considered as temporary buildings which are subject to control under Part VII of B(P)R; and
  - (vii) detailed comments under BO will be provided during building plans submission;

- (j) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of section 16 application by the Town Planning Board (the Board) does not imply approval of tree works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority / government department(s) direct to obtain necessary approval on tree works, where appropriate;
- (k) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
  - (i) proper licence / permit issued by her department is required if there is any food business / catering service / activities regulated by the 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;
  - (ii) 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 waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses; and
  - (iii) 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;
- (l) 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 applicant with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the application 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 is also reminded to observe the Electricity Supply Lines (Protection) 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) in an interest of gas safety, the number of working personnel in temporary shop should be minimized as far as reasonably practicable;
  - (iii) the applicant should note that there is a high pressure underground town gas transmission pipeline in the vicinity of the temporary shops. The applicant should also note that Risk Assessment would be required from the project proponent/consultant to assess the risks posed by the gas installation if the application will result in a significant increase in working population;

- (iv) 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 Site and any required minimum set back distance away from them during the design and construction stages of shops; and
- (v) the applicant is required to observe the following requirements of the Electrical and Mechanical Services Department's Publications via the following web-link for reference:
  - (b) *“Guidance Note on Quantitative Risk Assessment Study for High Pressure Town Gas Installations in Hong Kong”*  
[https://www.emsd.gov.hk/filemanager/en/content\\_287/GN\\_Qntve\\_Rsk\\_Asmnt\\_Study\\_Hgh\\_Prsre\\_Twn\\_Gas\\_Instltns\\_inHK.pdf](https://www.emsd.gov.hk/filemanager/en/content_287/GN_Qntve_Rsk_Asmnt_Study_Hgh_Prsre_Twn_Gas_Instltns_inHK.pdf)
  - (c) *“Code of Practice on “Avoidance of Damage to Gas Pipes” 2nd Edition”*  
[https://www.emsd.gov.hk/filemanager/en/content\\_286/CoP\\_gas\\_pipes\\_2nd\\_\(Eng\).pdf](https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf); and
- (m) to note the comments of the Commissioner of Police that owner(s) or occupant(s) should impose sufficient security measures, including CCTV, alarm system and security guards to reduce crime occurrence.

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

240213-125846-83192

**提交限期****Deadline for submission:**

14/02/2024

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

13/02/2024 12:58:46

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

A/TM-SKW/124

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

小姐 Miss KONG

**意見詳情****Details of the Comment :**

The site besides Tai Lam Chung Road and the section of road involved is a one-way narrow carriageway leading to and from Tai Lam Correctional Institutes. Observations revealed that existing building structures in the site are used for residential purpose AND a garage for off road 4-wheels vehicles. The so-called shops in the previous applications never exist. Their owners/occupants always keep their gates closed round the clock in the past year and are not selling any domestic goods of any kind to nearby residents at all. Also, occasionally in the evening or on public holidays SOME drivers of the off road 4-wheels vehicles would come to visit the garage but parked their huge vehicles on the pavement for long hours outside. As a result, pedestrians have to walk on the motorway instead.

While the ownership of the site is to be respected, the Board shall assess the authenticity of the application and safeguard the town planning mechanism.

Regards.



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**A/TM-SKW/124 DD 385 So Kwun Wat**  
13/02/2024 02:58

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

Dear TPB Members,

115 approved 23 Sept 2022. Streamlined, no questions asked. CONDITIONS NOT FULFILLED.

According to the paper the shops would include sale of food and beverages.

This indicates issues of health, safety and hygiene - like handwashing facilities for staff, etc.

Members have a duty to the community AND NATIONAL SECURITY to ensure that conditions that impact the wellbeing of the people be fulfilled in a timely manner.

Failure to do so should not be regarded.

Mary Mulvihill

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
Date: Thursday, 7 July 2022 1:44 AM HKT  
Subject: A/TM-SKW/115 DD 385 So Kwun Wat

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