

This document is received on 2024-12-12
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-TT/686
	Date Received 收到日期	2024-12-12

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

1. Name of Applicant 申請人姓名/名稱

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

EASTFORD (CHINA) DEVELOPMENT LIMITED 億輝(中國)發展有限公司

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

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

N.A. 不適用

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	LOT 4888RP (PART) IN DD116 AND ADJOINING GOVERNMENT LAND, TAI TONG ROAD, YUEN LONG, NT. 新界元朗大棠路丈量約份第116約地 段第4888號餘段(部份)毗連政府土地
(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 44.77 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 43.77 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)	4 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	大棠分區計劃大綱核准圖編號 5/YL-TT/20
(e) Land use zone(s) involved 涉及的土地用途地帶	VILLAGE TYPE DEVELOPMENT 鄉村式發展
(f) Current use(s) 現時用途	TEMPORARY SHOP AND SERVICE 臨時商店及服務行業 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☒ is the sole "current land owner"[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

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

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	(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 type="checkbox"/> year(s) 年 <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sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目
Proposed domestic floor area 擬議住用樓面面積sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積sq.m <input 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)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間			
.....			
.....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <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 type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) _____ _____		Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input 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) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>YL-TT 1541</u>
(b) Date of approval 獲批給許可的日期	<u>4/3/2022</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>15/3/2025</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	臨時商店及服務行業(地產代理) 的規畫許可續期(為期3年)
(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 checked="" 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>Reason(s) for non-compliance: 仍未履行的原因：</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 checked="" type="checkbox"/> year(s) 年 <u>3</u></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）。

星期一至星期日 = 早上 8 時至下午 10 時

臨時商店及服務行業（地產代理）的規劃許可
續期（為期 3 年）。

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

.....

TAN G WAI HAN

Name in Block Letters
姓名（請以正楷填寫）

..... DIRECTOR

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

BASTFORD (CHINA) DEVELOPMENT LIMITED

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

Date 日期

29/11/2024 (DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	LOT 4888RP (PART) IN DD116 AND ADJOINING GOVERNMENT LAND, TAI TONG ROAD, YUEN LONG, NT. 新界元朗大棠路丈量約份第116約地段第4888號餘段(部份)及毗連政府土地
Site area 地盤面積	44.77 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 4 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	大棠分區計劃大綱核准圖編號J/YL-TT/20
Zoning 地帶	VILLAGE TYPE DEVELOPMENT 鄉村式發展
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
	<input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas 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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時商店及服務行業(地產代理)的規劃許可續期(為期3年)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	43.77 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	4.07 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input 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) _____ _____		
	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 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

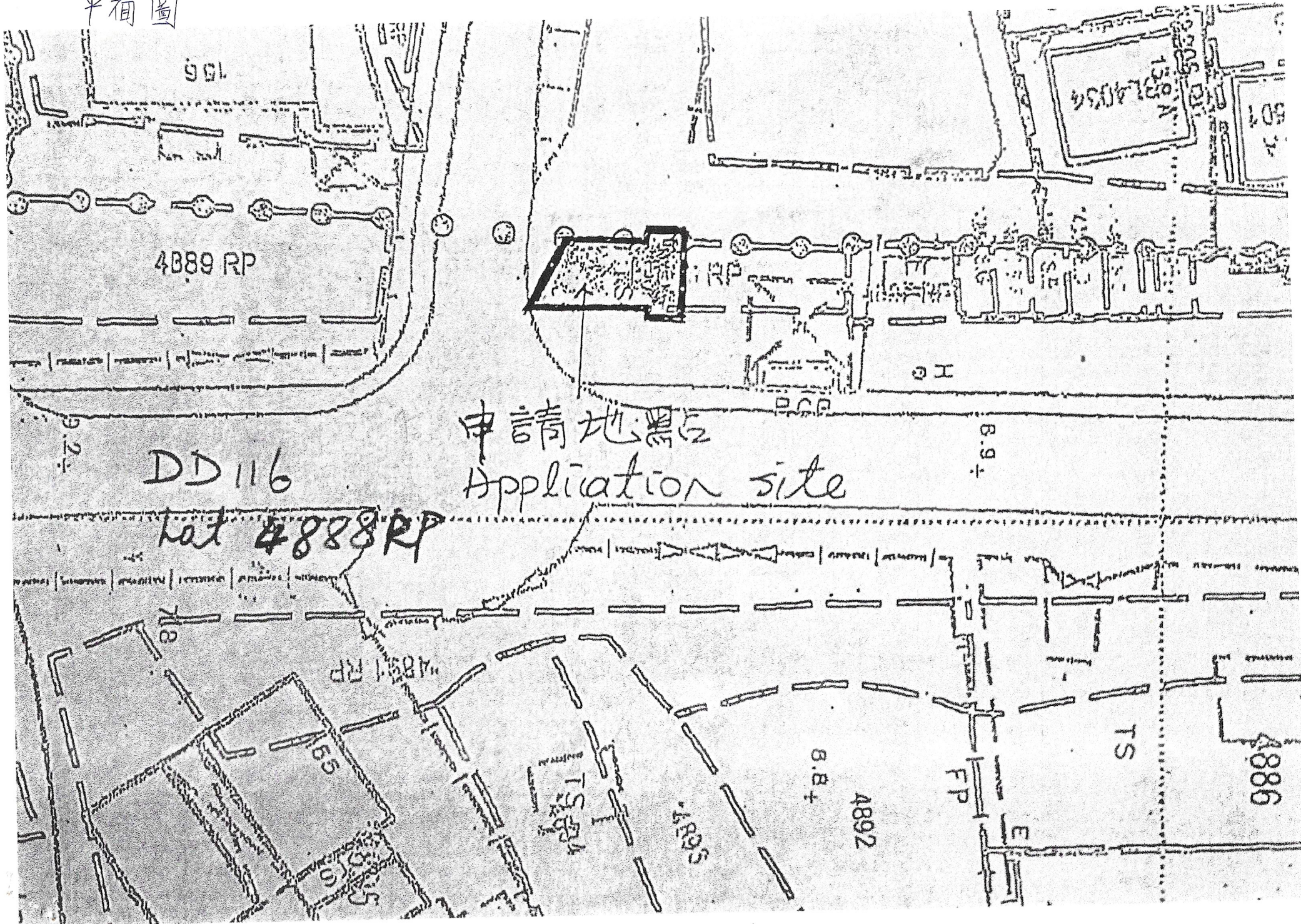
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	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 checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明） 平面圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>		
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。

平面圖



DD 116

lot 4888 RP

申請地點

Application site

4891 RP

B.B.

4892

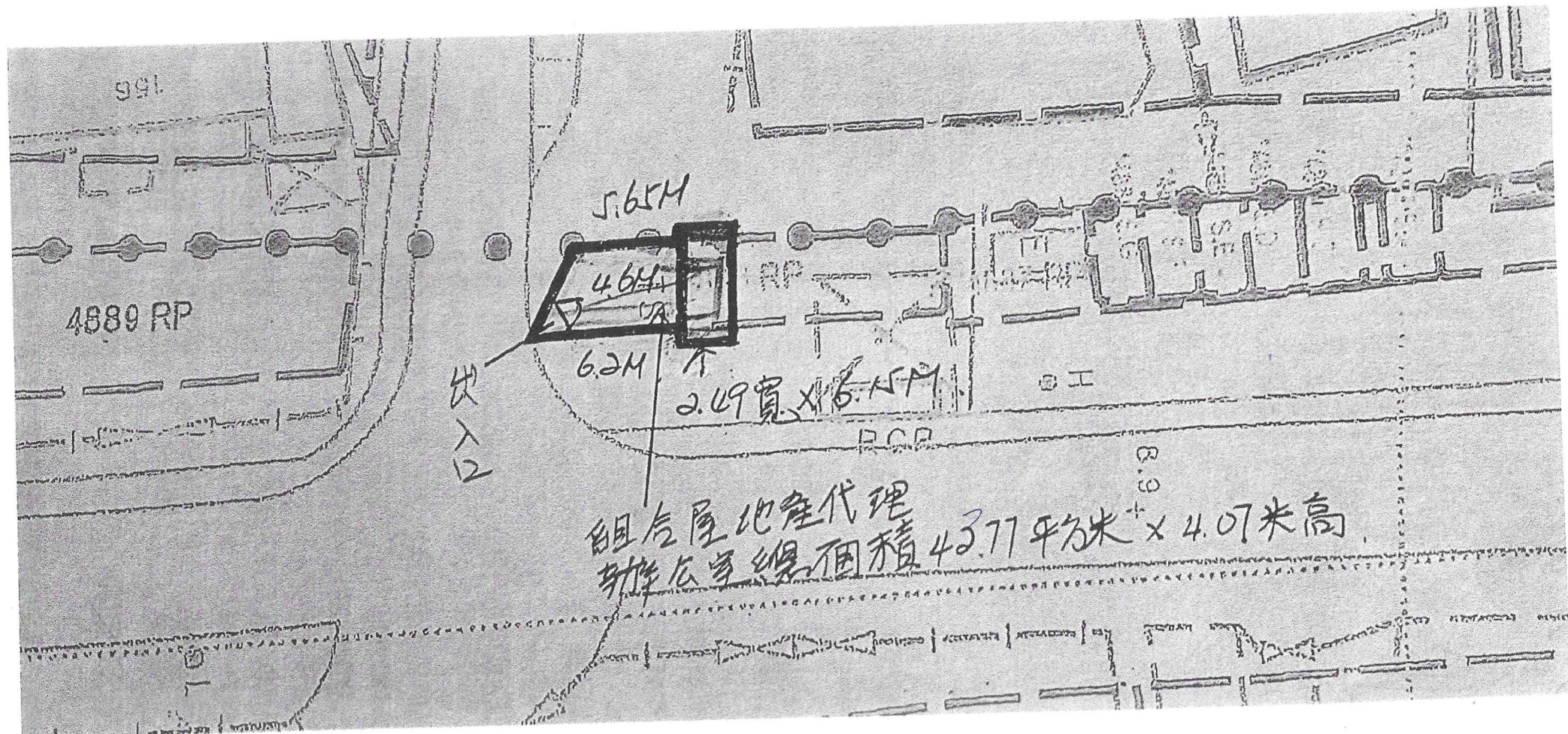
TS

4886

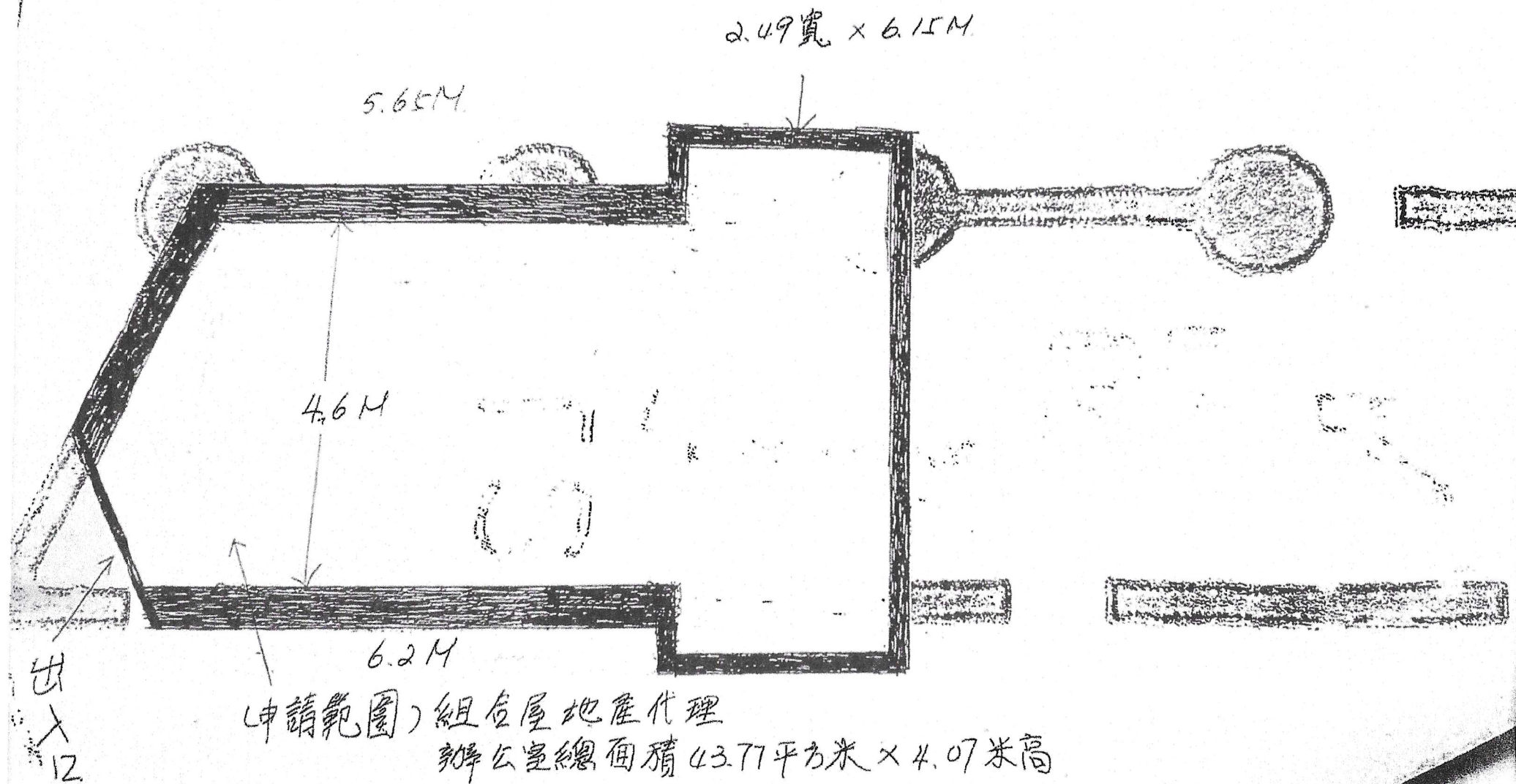
FP

E

布局設計圖



布局設計圖



規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輋路一號
沙田政府合署 14 樓



By Post and Fax
Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/R, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-TT/541
電話號碼 Tel. No.: 2158 6296
傳真機號碼 Fax No.: 2489 9711

6 May 2022

Eastford (China) Development Limited

(Attn.: Ms. TANG Wai Han)

Dear Madam,

Compliance with Approval Condition (a)
Planning Application No. A/YL-TT/541

I refer to your submission dated 25.4.2022 for compliance with the captioned approval condition on the submission of a fire service installations (FSIs) proposal. The Fire Services Department (FSD) has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with. Please find detailed advisory departmental comments at **APPENDIX**.

Should you have any queries on the departmental comments, please contact Mr. LI Leong-kiu (Tel: 2733 7781) of FSD.

Yours faithfully,

(K. K. NG)

for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.

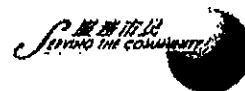
D of FS (Attn.: Mr. LI Leong-kiu)

Internal

CTP/TPB (2)

KKN/AL/al

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」
Our Vision - "We plan to make Hong Kong an international city of world prominence."



規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By Post and Fax

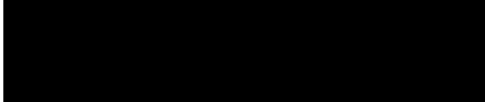
Planning Department

Tuen Mui and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-TT/541
電話號碼 Tel. No. : 2158 6296
傳真機號碼 Fax No. : 2489 9711

6 May 2022

Eastford (China) Development Limited



(Attn.: Ms. TANG Wai Han)

Dear Madam,

Compliance with Approval Condition (b) Planning Application No. A/YL-TT/541

I refer to your submission dated 25.4.2022 for compliance with the captioned approval condition on the implementation of the fire service installations (FSIs) proposal. The Fire Services Department (FSD) has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has **not** been complied with. Please find detailed advisory departmental comments at **APPENDIX**.

Should you have any queries on the departmental comments, please contact Mr. LI Leong-kiu (Tel: 2733 7781) of FSD.

Yours faithfully,

(K. K. NG)

for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.

D of FS (Attn.: Mr. LI Leong-kiu)

Internal

CTP/TPB (2)

KKN/AL/al

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 8854631

FSD Ref.: _____
消防處編號

Name of Client:

顧客姓名

億輝(中國)發展有限公司

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

250F號

Street/Road/Estate Name:

街道/屋苑名稱

大棠路/深涌村

Block:

座

District:

分區

元朗

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

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

In accordance with Regulations of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment shall in any premises shall have such fire service installation or equipment inspected by a registered person at least once in every 12 months. 根據消防(裝置及設備)規例,任何火警裝置或設備的持牌人須於任何處所內,最少每隔十二個月一次,須由註冊人士檢查火警裝置或設備。

Code (Ref.) (1-55)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DDMMYY)	Next Due Date 下次到期日 (DDMMYY)
			NIL		

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

Code (Ref.) (1-55)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 安裝之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DDMMYY)
24	2 mtr x 2kg Dry Powder F.E.	地下	Newly Supply	Conforms with FSD requirements	28-April-2023

Part 3 第三部 Defects 損壞事項

Code (Ref.) (1-55)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

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

本人特此證明以上之消防裝置及設備經測試,發現效能良好,符合消防處處長不時公佈之最低服務安裝及設備專業、測試及保養守則與裝置及設備之檢查測試及保養守則的規例。損壞事項列於第三部。

如證書涉及年檢事項,應張貼於大廈或處所當眼處以供消防處人員查核

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

Authorized Signature:

受檢人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

電話號碼

Date:

日期

Charm Szsz Wah

RC3/613

SMARTTEAM ENGINEERING LTD

29-April-2023

For FSD use only

Inspected

Kept in

Verified

消防裝置及設備證書

消防人員登核

Sent: Wednesday, January 8, 2025 4:01 PM
To: Eva Ka Yan TAM/PLAND <ekytam@pland.gov.hk>
Subject: 後補不改變用途

譚小姐:

現附上信件作後補資料用途，謝謝。



後補資料 用途不改變.pdf ▾
466 KB

Ada

Ref: TPB/A/YL-TT/686

致規劃署署長：

元朗大棠道丈量約份第 116 約地段第 4888 號
餘段(部份)及毗連政府土地

敬啟者：

本公司的營運模式及用途沒有改變。布局設計圖及平面圖不改變。規劃申請之批准條件已全部做好。

謝謝！

謹致

簽署：_____ (Signature)

BR：_____ 35619862

日期：_____ 7/1/2021

聯絡電話：██████(鄧小姐)

From: Ada Tang [REDACTED]
Sent: Tuesday, January 14, 2025 4:20 PM
To: Eva Ka Yan TAM/PLAND <ekytam@pland.gov.hk>

**Appendix Ib of RNTPC
Paper No. A/YL-TT/686**

寄件者:
寄件日期: 2025年01月14日星期二 16:34
收件者: tpbpd/PLAND
副本: tmylwdpo_pd/PLAND; Momo Hei Ching CHOW/PLAND
主旨: Fw: 後補資料
附件: 地政資料.pdf; Screenshot_20230509-113556_Samsung Notes.jpg; 20240603_140451.jpg; 消防信及平面圖.pdf



地政資料.pdf
4 MB



Screenshot_20230509-113556_Samsung Notes.jpg
667 KB

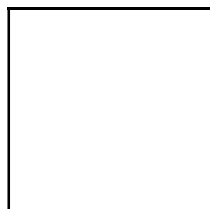


20240603_140451.jpg
2 MB



消防信及平面圖.pdf
1 MB

Ada



Please quote our reference in your reply
來函請註明本處檔案編號



地政總署
元朗地政處

DISTRICT LANDS OFFICE, YUEN LONG
LANDS DEPARTMENT

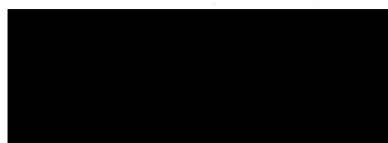
電話 Tel : 2443 3216
圖文傳真 Fax : 2442 1070
電郵地址 Email : gendlloyl@landsd.gov.hk
本處檔號 Our Ref. :
來函檔號 Your Ref. :

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界元朗橋樂坊二號元朗政府合署七樓至十一樓
7/F - 11/F., Yuen Long Government Offices,
No. 2 Kiu Lok Square, Yuen Long, N.T.

網址 Web Site: www.landsd.gov.hk/

億輝(中國)發展有限公司



(經辦人: 鄧蕙嫻女士)

敬啟者：

租金／豁免書費用寬減措施終止及後續安排
短期豁免書第 3932 號

現謹通知，現行租金／豁免書費用減半的措施即將終止，由2024年1月1日起，地政總署將收取短期租約全額租金／臨時豁免書及短期豁免書(統稱「豁免書」)的全額費用。

自2019年10月起，政府因應當時的經濟狀況及2019冠狀病毒病疫情，寬減作商業和社區用途的短期租約租金及豁免書費用，以支援企業。隨着社會復常，《2023-24年度財政預算案》宣布把租金／豁免書費用的寬減幅度，由先前的75%調低至50%，為期六個月，由2023年7月至12月止。換言之，租金／豁免書費用寬減措施將於2024年1月1日終止，由該日起將收取全額租金／豁免書全額費用。

請注意，地政總署已於2023年12月中發出繳款通知書，向貴方徵收自2024年1月1日起的豁免書全額費用。

貴方諒必知悉，政府在寬減期內也暫緩了根據貴方豁免書的條款，對應繳豁免書費用的定期檢討。政府正審視把豁免書費用檢討回復正常安排的方案，並會另行與貴方跟進相關事宜。

謹此聲明，本函所載內容，並不表示政府不會根據相關豁免書的條款及條件，終止貴方的豁免書(倘政府如此決定)。

本函不得用以損害政府就豁免書承批人現時或日後違反租約條款及條件所擁有的權利。

如有查詢，請與本處土地事務主任陳宗偉先生(電話號碼：2443 3216)聯絡。

元朗地政專員

(鄭詩麗  代行)

2023 年 12 月 22 日

Please quote our reference in your reply
來函請註明本處檔案編號



地政總署
元朗地政處
DISTRICT LANDS OFFICE, YUEN LONG
LANDS DEPARTMENT

電話 Tel : 2443 3216
圖文傳真 Fax : 2442 1070
電郵地址 Email : gendloyl@landsd.gov.hk
本處檔號 Our Ref. :
來函檔號 Your Ref. :

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界元朗橋樂坊二號元朗政府合署七樓至十一樓
7/F - 11/F., Yuen Long Government Offices,
No. 2 Kiu Lok Square, Yuen Long, N.T.

網址 Web Site: www.landsd.gov.hk/

億輝(中國)發展有限公司



敬啟者：

租金／豁免書費用寬減措施終止及後續安排
短期租約第2784號

現謹通知，現行租金／豁免書費用減半的措施即將終止，由2024年1月1日起，地政總署將收取短期租約全額租金／臨時豁免書及短期豁免書(統稱「豁免書」)的全額費用。

自2019年10月起，政府因應當時的經濟狀況及2019冠狀病毒病疫情，寬減作商業和社區用途的短期租約租金及豁免書費用，以支援企業。隨着社會復常，《2023-24年度財政預算案》宣布把租金／豁免書費用的寬減幅度，由先前的75%調低至50%，為期六個月，由2023年7月至12月止。換言之，租金／豁免書費用寬減措施將於2024年1月1日終止，由該日起將收取全額租金／豁免書全額費用。

請注意，地政總署已於2023年12月中發出繳款通知書，向貴方徵收自2024年1月1日起的全額租金。


貴方諒必知悉，政府在寬減期內也暫緩了根據貴方短期租約的條款，對應繳租金的定期檢討。政府正審視把租金檢討回復正常安排的方案，並會另行與貴方跟進相關事宜。

謹此聲明，本函所載內容，並不表示政府不會根據相關短期租約的條款及條件，終止貴方的短期租約(倘政府如此決定)。

本函不得用以損害政府就短期租約租戶現時或日後違反租約條款及條件所擁有的權利。

如有查詢，請與本處土地事務主任陳宗偉先生(電話號碼：2443 3216)聯絡。

元朗地政專員

(鄭詩麗  代行)

2023 年 12 月 22 日

Ref: TPB/A/YL-TT/686

致規劃署署長：

元朗大棠道丈量約份第 116 約地段第 4888 號
餘段(部份)及毗連政府土地

敬啟者：

本公司於 2024 年 12 月 16 日申請上述地段作為臨時商店及服務行業(地產代理)為期三年。

本公司在申請範圍內沒有違規行為，亦沒有佔用不在申請範圍內的政府土地。短期豁免書第 3932 號及短期租約第 2784 號之租金每季都如期繳交。

請貴處盡快辦理有關事項。不便之處，敬請原諒。謝謝！

謹致

簽署：_____

BR：_____ 3361P862

日期：_____ 14/1/2025

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防（裝置及設備）規例

A 9247207

FSD Ref.: _____

消防處檔號

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

億輝(中國)發展有限公司

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

250F號

Street/Road/Estate Name:

街道/屋苑名稱

大棠路/深涌村

Block:

座

District:

分區

元朗

Area:

地區

☐ HK
香港☐ K
九龍☒ NT
新界Type of Building 樓宇類型: ☐ Industrial工業☐ Commercial商業☐ Domestic住宅☐ Composite綜合☐ Licensed premises持牌處所☐ Institutional社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

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

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

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

Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	2 nos x 2kg Dry Powder F.E.	地下	Newly Supply	Conforms with FSD requirements	03-May-2024

Part 3 第三部 Defects 損壞事項

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

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

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

如證書涉及年檢事項，應張貼於大廈
或處所當眼處以供消防處人員查核

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

F.S. 251 (Rev. 1/2016)

Authorized

Signature:

受權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

Charm Sze Wah

RC3/643

SMARTEAM ENGINEERING LTD

04-May-2024

For FSD
use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
消防（裝置及設備）規例
(Regulation 9(1))
(第九條(1)款)
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

A 8854631

FSD Ref.: _____
消防處檔號

Name of Client : 顧客姓名 億輝(中國)發展有限公司

Name of Building : 樓宇名稱

Street No./Town Lot : 門牌號數/市地段 250F號

Street/Road/Estate Name : 街道/屋苑名稱 大棠路/深涌村

Block : 座

District : 分區 元朗

Area : 地區 ☐ HK 香港 ☐ K 九龍 ☒ NT 新界

Type of Building 樓宇類型 : ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

Part 1 Annual Inspection ONLY 第一部 只適用於年檢事項					
In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防（裝置及設備）規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。					
Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
			NIL		

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作					
Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	2 nos x 2kg Dry Powder F.E.	地下	Newly Supply	Conforms with FSD requirements	28-April-2023

Part 3 第三部 Defects 損壞事項				
Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

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

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

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

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

Authorized Signature : 受權人簽署

Name : 姓名 Charm Sze Wah

FSD/RC No. : 消防處註冊號碼 RC3/643

Company Name : 公司名稱 SMARTTEAM ENGINEERING LTD

Telephone : 聯絡電話

Date : 日期 29-April-2023

For FSD use only:

Inspected

Key-in

Verified

Ref: TPB/A/YL-TT/686

致規劃署署長：

元朗大棠道丈量約份第 116 約地段第 4888 號
餘段(部份)及毗連政府土地

敬啟者：

本公司於 2024 年 12 月 16 日申請上述地段作為臨時商店及服務行業(地產代理)為期三年的附加條件。

現特此通知貴處附上 FS251 及平面圖。

請貴處盡快辦理有關事項。不便之處，敬請原諒。謝謝！

謹致

簽署：_____ (Liu)

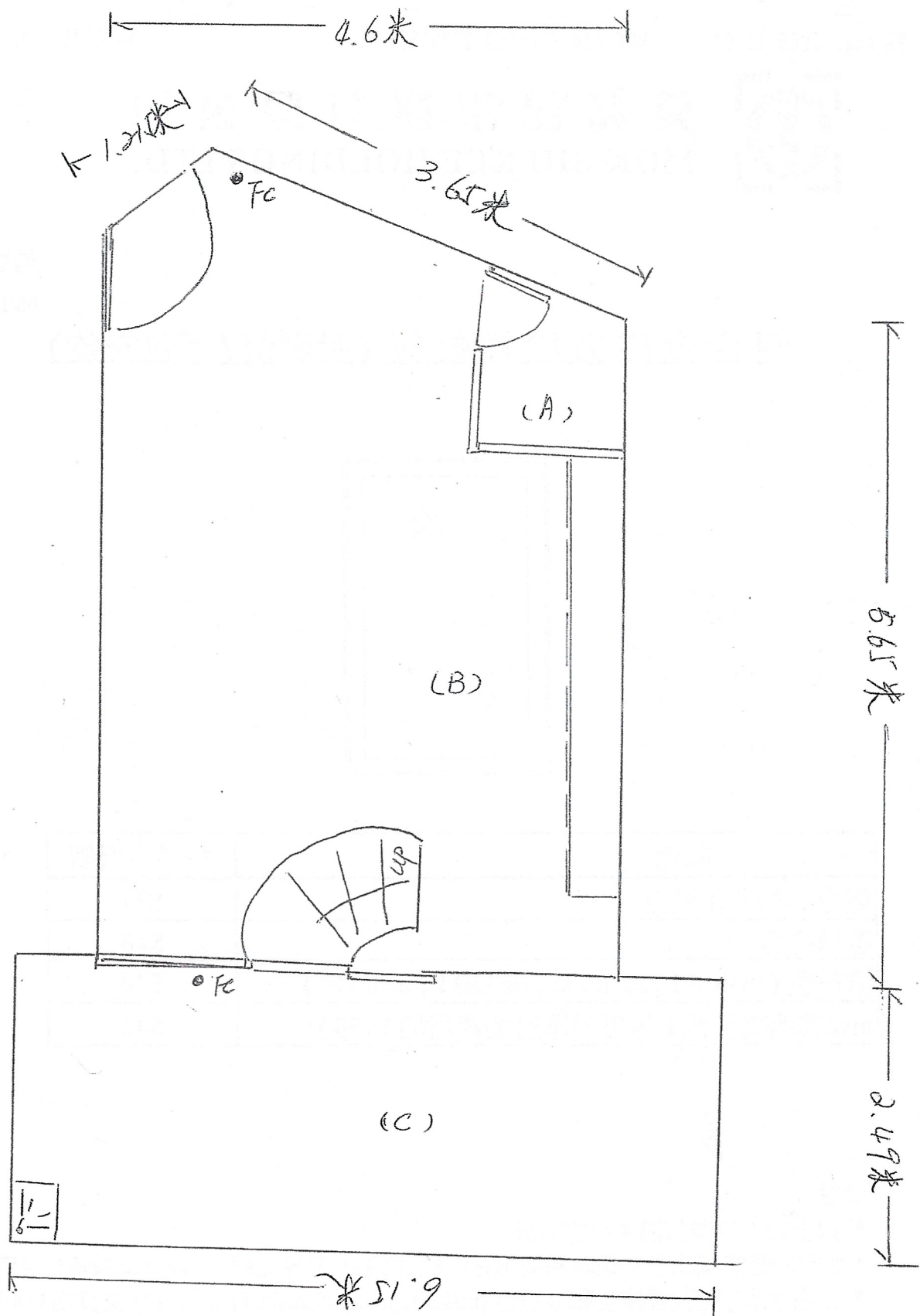
BR：_____ 35619862

日期：_____ 14/1/2025

聯絡電話：_____

通訊地址：億輝(中國)發展有限公司

馬路



FC 2kg 乾粉劑
滅火筒

SCALE 1:200

DD116 Lot 4888 RP = 元朗大棠道深涌村 207 號

消防平面圖

Ref: TPB/A/YL-TT/686

致規劃署署長：

元朗大棠道丈量約份第 116 約地段第 4888 號
餘段(部份)及毗連政府土地

敬啟者：

本公司的營運模式不需要擬建任何車輛通道連接起來，因為
上述地點公共車輛便利，員工及客人主要乘坐公共交通前來。

謝謝！

謹致

簽署：_____ (批)

BR：_____ 3561 P862

日期：_____ 15/1/2025

聯絡電話：



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

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

Previous Applications covering the Application Site

Approved Applications

	Application No.	Proposed Use(s)/ Development	Date of Consideration (RNTPC)
1	A/YL-TT/310	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	15.3.2013
2	A/YL-TT/371	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	5.2.2016
3	A/YL-TT/455	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	1.2.2019
4	A/YL-TT/541	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	4.3.2022

Rejected Application

	Application No.	Proposed Use(s) / Development(s)	Date of Consideration (RNTPC)	Rejection Reason(s)
1	A/YL-TT/298	Temporary Open Storage of Site Tools and Materials and Site Office for a Period of 3 Years	20.1.2012	(1), (2), (3), (4), (5)

Rejection Reason(s):

- (1) Not in line with the planning intention.
- (2) No compatible with the surroundings.
- (3) Not comply with the then Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E).
- (4) Failure to demonstrate that the development would not generate adverse impacts on the surrounding areas.
- (5) Setting an undesirable precedent.

Government Departments' General Comments

1. Traffic

(a) Comments of the Commissioner for Transport:

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix V**.

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

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix V**.

2. Environment

Comments of the Director of Environmental Protection:

- No objection to the application.
- No relevant substantiated environmental complaint concerning the Site has been received in the past three years.
- Advisory comments as detailed in **Appendix V**.

3. Drainage

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

- No in-principle objection to the application.
- The applicant is reminded to provide his own drainage facilities to collect the runoff generated from the Site or passing through the Site, and discharge the runoff collected to a proper discharge point. The development should not obstruct overland flow or cause any adverse drainage impact to the adjacent areas and existing drainage facilities. The applicant is also reminded to consult District Lands Officer/ Yuen Long, Lands Department and seek consent from the relevant owners for any works to be carried out outside his lot boundary before commencement of the drainage works.

4. Fire Safety

Comment of the Director of Fire Services:

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

5. Building Matters

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

- No adverse comment to the application.
- As there is no record of approval by the Building Authority for the existing structure at the Site, BD is not in a position to offer comments on the suitability for the applied uses in the application.
- Advisory comments as detailed in **Appendix V**.

6. District Officer's Comments

Comment of the District Officer (Yuen Long), Home Affairs Department:

His office has not received any comments on the application from the village representatives in the vicinity of the Site.

7. Other Departments

The following departments have no objection to/no comment on the application:

- Chief Engineer/Construction, Water Supplies Department;
- Director of Electrical and Mechanical Services;
- Project Manager (West), Civil Engineering and Development Department;
- Director of Agriculture, Fisheries and Conservation; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD) that:
- (i) the application site (the Site) comprises Old Schedule Agricultural Lot 4888 RP in D.D. 116 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) Lot 4888 RP in D.D. 116 is covered by Short Term Waiver (STW) No. 3932 for the purpose of “Temporary Shop and Services (Real Estate Agency)”;
 - (iii) the GL within the Site is covered by Short Term Tenancy (STT) No. 2784 for the purpose of “Temporary Shop and Services (Real Estate Agency)”;
 - (iv) there is unauthorized structure within the private lot not covered by the planning application. The lot owner(s) should immediately rectify/apply for regularization on the lease breaches and LandsD reserves the rights to take necessary lease enforcement action against the breaches without further notice;
 - (v) there is unlawful occupation of GL not covered by the planning application. The GL adjoining the private lot has been unlawfully occupied with unauthorised structure(s) without permission. Any occupation of GL without Government’s prior approval is an offence under Land (Miscellaneous Provisions) Ordinance (Cap. 28). LandsD reserves the rights to take necessary land control action against the unlawful occupation of GL without further notice; and
 - (vi) the lot owner(s)/applicant shall either (i) remove the unauthorized structure(s) and cease the unlawful occupation of the GL not covered by the planning application immediately; or (ii) include the unauthorized structure(s) and the adjoining GL being unlawfully occupied in the planning application for the further consideration by the relevant departments and, subject to the approval of the Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to LandsD for modification of the STW and STT conditions to permit the structure(s) erected within the said private lot and the occupation of the GL. The application(s) for STW and STT will be considered by LandsD in the capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions, including the payment of waiver fee, rent and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the low owner(s)/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL;
- (b) to note the comments of the Commissioner for Transport that:
- (i) the local track and footpath leading to the Site are not under Transport Department (TD)’s purview. The applicant shall obtain consent of the owners/managing departments of the local track and footpath for using them as

the access to the Site; and

- (ii) sufficient manoeuvring space should be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:

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 shown in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise the potential environmental nuisances on the surrounding areas; and
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any approved use under the planning application;
 - (ii) for any UBW erected on leased land, enforcement action may be taken by BD to effect the removal in accordance with BD’s enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iii) before any new building works (including containers/open sheds as temporary buildings and land filling, etc) are to be carried out on the Site, prior approval and consent of BD should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the 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; and
 - (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 the B(P)R at the building plan submission stage.