

Your Ref.: A/TM-SKW/131

Our Ref.: P24041/TL25086

17 March 2025

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

By Post and E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

**Proposed Temporary Shop and Services for a Period of 5 Years
in "Village Type Development" Zone, Lot 271 S.A ss.1 (Part) in D.D. 385,
Tuen Mun, New Territories
(Application No. A/TM-SKW/131)**

We write to submit FI in response to departmental comment(s) conveyed by the Planning Department for the captioned application.

We would also like to clarify that the operation hours of the Proposed Development are from 6 a.m. to 11 p.m daily (including Sundays and public holidays) and the building height of the proposed structure has been rectified from 6.5 m to 7 m. In view of the amendments made, we enclose the following revised pages for your consideration:

1. Pages 9 & 18 of Form S16-I;
2. Executive Summary;
3. Page 2 of Planning Statement (**Appendix I**); and
4. Layout Plan (**Plan 3**).

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.

c.c.

DPO/TMYLW, PlanD

(Attn.: Ms. Anson YING / Mr. Tommy MA)

By E-mail only

(v) For Type (v) application 供第(v)類申請

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

Proposed Temporary Shop and Services for a period of 5 years

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	160..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	1.38.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	69..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	1.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	2..... storeys 層	
	<input type="checkbox"/> include 包括	storeys of basements 層地庫
	<input type="checkbox"/> exclude 不包括	storeys of basements 層地庫
Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	7..... m 米	<input checked="" type="checkbox"/> About 約
<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積 sq. m 平方米	<input type="checkbox"/> About 約
number of Units 單位數目	
average unit size 單位平均面積 sq. m 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目	

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will also 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 No. 271 S.A ss.1 (Part) in D.D. 385, Tuen Mun, New Territories		
Site area 地盤面積	116 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/15		
Zoning 地帶	"Village Type Development" ("V")		
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services for a period of 5 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	<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	<input checked="" type="checkbox"/> About 約 160 <input type="checkbox"/> Not more than 不多於	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 1.38 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	1	
	Composite 綜合用途		
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Non-domestic 非住用	7	m 米 <input checked="" type="checkbox"/> (Not more than 不多於) mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)