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Esther Hiu Laam LI/PLAND

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寄件日期: 2026年11月18日星期三 15:54
收件者: tpbpd/PLAND
副本: Peter Pak Lun NGAN/PLAND; Esther Hiu Laam LI/PLAND
主旨: Planning Application No. A/NE-KLH/665 - Submission of Supplementary Information
附件: KLH665_P26086_SI_18.11.2026.pdf

Dear Sir/Madam,

Attached please find our replacement pages of s.16 application form, executive summary and planning statement (Appendix I) for the captioned application. Thank you.

Regards,
Janice Tang

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For Official Use Only 請 勿 填 寫 此 欄	Application No. 申請編號	
	Date Received 收到日期	

1. 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。

2. 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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. 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。

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1. Name of Applicant 申請人姓名/名稱

Prosperous International Trading Limited (昌盛達國際貿易有限公司) (Company 公司)

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

Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司) (Company 公司)

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）	Taxlord Lot No. 1167 (Part) in D.D. 9, Tai Wo Tsuen, Tai Po, 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	☑Site area 地盤面積 528 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 236 sq.m 平方米☑About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	..... sq.m 平方米 ☐About 約

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

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☑ 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)) Tai Wo Service Road East ☐ 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）
	No 否	☐
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是	☑ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 8 Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 1 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) _____ _____
	No 否	☐
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是	☐ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ 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) _____ _____
	No 否	☑

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. 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	Taxlord Lot No. 1167 (Part) in D.D. 9, Tai Wo Tsuen, Tai Po, New Territories
Site area 地盤面積	528 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Kau Lung Hang Outline Zoning Plan No. S/NE-KLH/11
Zoning 地帶	Village Type Development ("V")
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicles) with Ancillary Electric Vehicle Charging Facilities 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	☐About 約 ☐Not more than 不多於	☐About 約 ☐Not more than 不多於
	Non-domestic 非住用	☑About 約 236 ☐Not more than 不多於	☑About 約☐Not 0.45 more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	2	
	Composite 綜合用途		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
		mPD 米(主水平基準上) ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於) *(☐Include 包括/☐ Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*	
	Non-domestic 非住用	8 m 米 ☑ (Not more than 不多於)	
		mPD 米(主水平基準上) ☐ (Not more than 不多於)	

[redacted]

Executive Summary

1. The application site (the Site) is on Taxlord Lot No. 1167 (Part) in D.D. 9, Tai Wo Tsuen, Tai Po, New Territories.
2. The site area is about 528 m^2. No Government Land is involved.
3. The Site falls within an area zoned "Village Type Development" ("V") on the Approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11.
4. The applied use is 'Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicles) with Ancillary Electric Vehicle Charging Facilities' for a Period of 5 Years. The applied use is a Column 2 use within the "V" zone on the OZP requiring planning permission from the Town Planning Board.
5. A total of 2 nos. of temporary structures are proposed for shop and services, and meter room uses. The gross floor area is about 236 m^2.
6. A total of 9 nos. of parking space for private cars and light goods vehicle are proposed at the Site.
7. Operation hours are 24-hours daily (including Sundays and public holidays).
8. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

行政摘要

1. 申請地點位於新界大埔大窩村丈量約份第 9 約補租地段第 1167 號（部分）。
2. 申請地點的面積約 528 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《九龍坑分區計劃大綱核准圖編號 S/NE-KLH/11》上劃為「鄉村式發展」」地帶。
4. 申請用途為「擬議臨時商店及服務行業及公眾停車場（貨櫃車除外）連附屬電動車充電設施」（為期 5 年）。該用途在大綱圖上的「鄉村式發展」地帶內屬於第二欄用途，須向城市規劃委員會申請。
5. 申請地點擬議提供 2 個臨時構築物作商店及服務行業及電錶房用途，總樓面面積約 236 平方米。
6. 申請地點擬議提供合共 9 個私家車及輕型貨車泊位。
7. 營運時間為每日 24 小時（包括星期日及公眾假期）。
8. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board ("the Board") on behalf of Prosperous International Trading Limited ("the Applicant") in support of the planning application for a 'Proposed Temporary Shop and Services and Public Vehicle Park (Excluding Container Vehicles) with Ancillary Electric Vehicle Charging Facilities for a Period of 5 Years' ("the Proposed Development") at Taxlord Lot No. 1167 (Part) in D.D. 9, Tai Wo Tsuen, Tai Po, New Territories ("the Site") under Section 16 of the Town Planning Ordinance.

Application Site (**Plans 1 and 2**)

2. The Site comprises Taxlord Lot No. 1167 (Part) in D.D. 9, Tai Wo Tsuen, Tai Po, New Territories. The Site is accessible from Tai Wo Service Road East via a local track leading to the ingress to its north.

3. The site area is about 528 m^2. No Government Land is involved.

Planning Context

4. The Site falls within an area zoned "Village Type Development" ("V") on the Approved Kau Lung Hang Outline Zoning Plan (the "OZP") No. S/NE-KLH/11.

5. The planning intention of the "V" zone is primarily intended for development of Small Houses by indigenous villagers. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

6. According to the Notes of the OZP, the applied use is a Column 2 use within the "V" zone on the OZP requiring planning permission from the Board.

7. Provided that the structures of the Proposed Development are temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the "V" zone.

Development Parameters

8. The following table summarises the details of the structures on site (**Plan 3**):

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No.	Uses	Floor Area (ab.) (m^2)	Covered Area (ab.) (m^2)	Height (ab.) (m)	No. of Storey
1	Shop and Services	228	114	8	2
2	Meter Room	8	8	3	1
Total		**236**	**122**		
		Plot Ratio	**Site Coverage**		
		0.45	23.1%		

9. The Proposed Development provides retail shops and service trades to meet the demand of local residents in the vicinity and could bring convenience to the neighbourhoods and surrounding operators.

10. Structure No. 1 will comprise a convenience store on the ground floor and a retail shop on the first floor and will be equipped with air conditioning.

11. No toilet facilities will be provided at the Site, and no sewage will be generated. Staff and visitors will use the public toilet in Tai Wo Tsuen, which is within 5 minutes walking distance from the Site.

12. The Proposed Development also serves to meet the parking demand of local residents and operators in the vicinity. 8 nos. of parking space for private cars and 1 no. of parking space for light goods vehicle (LGV) are proposed at the Site respectively. Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 4**).

13. No vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked at the Site.

14. The Site will be equipped with Electric Vehicle (EV) charging poles with dual connectors. It allows up to 8 cars to charge simultaneously.

15. 2 nos. of parking spaces will be reserved for customers of the proposed shop and services who have given prior notification. Staff are expected to access the Site by public transport services, which are available in the vicinity of the Site. The walking time to the nearest Green Minibus Stop (i.e. Tai Wo) is about 6 minutes.

16. The proposed shop and services and vehicle park are operated by the same operator. Operation hours of the proposed retail shop are from 8 a.m. to 7 p.m. daily, including Sundays and public holidays, whereas the operation hours of the proposed convenience store and vehicle park are 24-hours daily, including Sundays and public holidays.

Similar Applications

17. There are 10 similar applications approved by the Rural and New Town Planning Committee ("the Committee") within or straddling the "V" zone on the OZP in the past 3 years:

Application No.	Applied Use	Date of Approval

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A/NE-KLH/626	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 5 Years	22.9.2023
A/NE-KLH/633	Proposed Temporary Public Vehicle Park (Private Car Only) and Electric Vehicle Charging Station for a Period of 3 Years	7.6.2024
A/NE-KLH/647	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	20.12.2024
A/NE-KLH/645	Proposed Temporary Public Vehicle Park (Private Cars Only) with Ancillary Facilities for a Period of 5 Years	14.2.2025
A/NE-KLH/649	Proposed Temporary Public Vehicle Park (excluding Container Vehicles) with Ancillary Electric Vehicle Charging Facilities and Utility Installation for Private Project (Solar Photovoltaic System) for a Period of 5 Years	14.3.2025
A/NE-KLH/651	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	20.6.2025
A/NE-KLH/652	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	20.6.2025
A/NE-KLH/653	Temporary Public Vehicle Park (Private Cars Only) for a Period of 5 Years	18.7.2025
A/NE-KLH/658	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land for a Period of 3 Years	5.12.2025
A/NE-KLH/661	Proposed Temporary Public Vehicle Park (Private Cars Only) with Ancillary Facilities for a Period of 5 Years	27.2.2026

18. The similar applications were approved by the Committee between 2023 and 2026 on considerations that temporary approval would not frustrate the long-term planning intention of the "V" zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.

19. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual

20. The Proposed Development involves the erection of temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with residential dwellings, parking of vehicles and agricultural land. Adverse visual impacts on the surrounding areas are not anticipated.

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Traffic

21. The trip attraction and generation rates are expected as follows:

	Daily Trip Attractions	**Daily Trip Generations**
08:00 – 09:00	0	1
09:00 – 10:00	0	1
10:00 – 11:00	1	1
11:00 – 12:00	1	0
12:00 – 13:00	0	0
13:00 – 14:00	2	1
14:00 – 15:00	1	0
15:00 – 16:00	0	1
16:00 – 17:00	1	0
17:00 – 18:00	1	1
18:00 – 19:00	1	1
19:00 – 20:00	0	1
20:00 – 08:00	0	0
Total Trips	**8**	**8**

22. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.

23. 8 nos. of parking space for private cars and 1 no. of parking space for LGV are provided at the Site. Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 4**). The Site will be equipped with EV charging poles with dual connectors. It allows up to 8 cars to charge simultaneously.

24. No parking, reversing or turning of vehicles on public road is expected. No container vehicles and vehicles exceeding 5.5 tonnes are allowed to be parked at the Site. No vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked at the Site.

Environment

25. The Applicant undertakes to follow the measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.

26. The Proposed Development is intended for the use of shop and services and parking of vehicles only. No container vehicles/tractors and vehicles exceeding 5.5 tonnes will be allowed to park at, stall at, enter or exit the Site. No car beauty services, vehicle repairing, dismantling or other workshop activities will be allowed at the Site. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.

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Drainage

27. The Applicant will submit a drainage proposal, with the provision of periphery u-channels and catchpits to mitigate the potential adverse drainage impacts generated by the Proposed Development after planning approval has been granted from the Board. The Applicant will proceed to implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

Fire Safety

28. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

- End -

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