

EPASS

This document is received on **14 JAN 2026**
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

e-form No. S16-III
電子表格第 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 / NE-TKP / 2
	Date Received 收到日期	14 JAN 2026

- 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

Stewart James Herbert (Mr. 先生)

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

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)	Government Land Adjoining Lot No. 369 in D.D. 255
(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 207 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 15 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)	207 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	To Kwa Peng and Pak Tam Au Outline Zoning Plan Number S/NE-TKP/2
(e) Land use zone(s) involved 涉及的土地用途地帶	Village Type Development
(f) Current use(s) 現時用途	Vacant land (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)
(g) Additional Information (if applicable) 附加資料（如適用）	Please see the attached Planning Statement

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 (日/月/年) 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)

<p>(a) Proposed use(s)/development 擬議用途/發展</p>	<p>Temporary Private Garden</p> <p>Please see the attached Planning Statement for more details.</p> <p>(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)</p>
<p>(b) Effective period of permission applied for 申請的許可有效期</p>	<p><input checked="" type="checkbox"/> year(s) 年 3</p> <p><input type="checkbox"/> month(s) 個月 _____</p>

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	192	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	15	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	2		
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	15	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	15	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)

Prefabricated Storage Sheds (Garden Sheds) - Please see the attached Planning Statement

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

n/a

(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

☒ 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))

Pak Tam Au Village Access Road

☐ 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

☐

<p>(e) Impacts of Development Proposal 擬議發展計劃的影響</p> <p>(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。)</p>																																				
<p>(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?</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>No 否 <input checked="" type="checkbox"/></p>																																			
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是</p> <p>No 否 <input checked="" type="checkbox"/></p>	<p><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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><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</p>																																		
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>0</td> <td></td> <td></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	0		
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	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p><u>Please see the attached Planning Statement</u></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/ /
(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	

<p>(e) Approval conditions 附帶條件</p>	<div data-bbox="555 174 1410 465"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： <div data-bbox="635 517 1042 528" style="border-bottom: 1px solid black; height: 5px; width: 255px; margin-top: 5px;"></div> </div> <div data-bbox="632 835 973 911"> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <div data-bbox="635 949 1042 960" style="border-bottom: 1px solid black; height: 5px; width: 255px; margin-top: 5px;"></div> </div> <div data-bbox="632 990 1292 1068"> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p> </div>
<p>(f) Renewal period sought 要求的續期期間</p>	<div data-bbox="616 1332 1150 1368"> <input type="checkbox"/> year(s) 年 </div> <div data-bbox="616 1429 1150 1462"> <input type="checkbox"/> month(s) 個月 </div>

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）。

Please see the attached Planning Statement.

8. Declaration 聲明 (Applicant 申請人 #1)

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

Signed with recognised
e-signature
Signer: Stewart James Herbert

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

Name
姓名

Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

On behalf of 代表

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 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	Government Land Adjoining Lot No. 369 in D.D. 255		
Site area 地盤面積	207 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 207 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	To Kwa Peng and Pak Tam Au Outline Zoning Plan Number S/NE-TKP/2		
Zoning 地帶	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 3 <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	Temporary Private Garden Please see the attached Planning Statement for more details.		
(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	15 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.068 <input checked="" 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	2
(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	m 米 2 <input checked="" type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 1 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積		6.8 % <input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 _____	
	Private Car Parking Spaces 私家車車位	_____
	Motorcycle Parking Spaces 電單車車位	_____
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	_____
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	_____
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	_____
	Others (Please Specify) 其他 (請列明)	_____
	_____	_____
	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		
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		

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。

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Iris Tsoi Ying YIK/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月19日星期一 10:14
收件者: Iris Tsoi Ying YIK/PLAND; Charlotte Tsz Wing WUN/PLAND
主旨: Planning Application-Ref. 20251126OJN-16 Pak Tam Au
附件: 177m2-revised on 2026-01-15.pdf; Application-amended
pages-2,6,12,13-2026-01-18.pdf; Planning Statement-amended
pages-21,22,25,27,31,39-2026-01-18.pdf

重要性: 高

類別: Internet Email

Dear Iris and Charlotte

Thank you for your calls last week. In response thereto, I am pleased to respond as follows:

1. As suggested, I have amended the site plan to reduce the size from 207m² to 177m² by moving the western boundary only. Please see the revised site plan showing the proposed revised STT area of 177m².
2. Following our discussions, I have retained the curved area of the site plan on the north-east side since it follows the pre-existing rock wall in the area and allows more flexible access to the property without interference from the lamp post.
3. As discussed, I confirm that the shape of the boundary shown in Figures 1 and 3 of the Planning Statement are only indicative of the site boundary and the site boundary in the attached revised site plan is what should be adopted for purposes of this Application.
4. Please note that I have not amended the red lines shown in Photos 1-10 in the Planning Statement and they are only indicative of the site boundary and the site boundary in the attached revised site plan is what should be adopted for purposes of this Application.
5. Please note that the revised site plan has amended the size of the two storage units to 2.5m x 3.0m to match the size mentioned in the Application and the Planning Statement. As discussed, it is expected that the two storage units would be placed approximately as shown on the site plan, but the final placement of the storage units (less than or equal to the agreed size) would not be a concern of the Planning Department.
6. There is an LPG cylinder storage box attached to the north-east corner of the house (see Photos 1 and 2 in the Planning Statement) and a short fence off the south-east corner of the house (see Photos 5, 6, 7 and 8 in the Planning Statement). The LPG cylinder storage box follows the shape of the pre-existing retaining wall between House 16 and 15. Its dimensions are: Height – 95cm; width – 1.26m; and, depth – 54cm (~0.65m³), marginally different from the Buildings Department suggested dimensions of: 1.2m (height); 1m (width) and 40cm (depth) (~.48 m³). The representatives of the Buildings Department with whom I spoke said they had no objection to the fence that is formed by the current structure above the retaining wall in this location (for safety reasons due to the 1.2 metre drop) and the only issue may be with the dimensions of the LPG cabinet itself. I am in discussions with the Buildings Department about whether the LPG cabinet meets the criteria of a Green and Amenity Facility under their guidelines and modifications will be made if deemed necessary. The fence at the south-east corner of the house replaced a pre-existing steel fence that protected from the potentially dangerous drop in the formation level of the sites between House 16 and 15 of approximately 1.2 metres.
7. Further to our discussion, and as noted in clause 9.8 of the Planning Statement, all of the mature trees that were included in STT 751 and in the previous application in 2024 will now be outside of the

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proposed boundary. As such, there would be no tree felling as a result of this temporary private garden. All of the current proposed site area is covered either by pre-existing concrete areas or pre-existing green areas, the latter of which requires no clearance of vegetation.

8. A fence or wall will be erected around the proposed boundary if the site for the temporary private garden is approved.
9. As a result of the reduction in the proposed site size from 207m² to 177m², the figures in the Application have been revised accordingly. Attached to this email are the revised pages 2, 6, 12 and 13 of the Application. At this point, I have amended the figures by hand and initialled each amendment. Please let me know if you need me to go into the EPASS system and amend the Application online or if the attached will suffice.
10. I have also amended by hand the relevant pages of the Planning Statement affected by the change in the proposed site size from 207m² to 177m². Attached to this email are the revised pages 21, 22, 25, 27, 31 and 39 of the Planning Statement. (Page 27 was amended to correct the measurement of the width of the LGP cylinder storage box from 135cm to 126cm). At this point, I have amended the figures by hand and initialled each amendment. Please let me know if you need me to go into the EPASS system and amend the Planning Statement online or if the attached will suffice.

Please let me know if you have any more questions and comments and if you require any further information or clarification before submitting the application to the Town Planning Board.

Best regards

Jim

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Charlotte Tsz Wing WUN/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月19日星期一 20:53
收件者: Iris Tsoi Ying YIK/PLAND; Charlotte Tsz Wing WUN/PLAND
主旨: RE: Planning Application-Ref. 20251126OJN-16 Pak Tam Au
附件: 20251126OJN-SitePlan-177m2-LPG added-2026-01-19.pdf; Application-amended pages-2,6,12,13-2026-01-18-v.2.pdf; Planning Statement-amended pages-21,22,25,27,31,39-2026-01-18-v.2.pdf

類別: Internet Email

Dear Iris and Charlotte

Further to my email below and the later phone call from Iris, I attach the following:

1. An amended site plan showing the location of the LPG cylinder storage box.
2. As a result of the inclusion of the LPG cylinder storage box, I have amended by hand the figures in the Application. Attached to this email are the revised pages 2, 6, 12 and 13 of the Application.
3. I have also amended by hand the relevant pages of the Planning Statement affected by the inclusion of the LPG cylinder storage box. Attached to this email are the revised pages 21, 22, 25, 27, 31 and 39 of the Planning Statement.
4. As discussed, I prefer to leave the wording "fence or wall" to allow some flexibility in enclosing different areas of the boundary.
5. I understand from the telephone call that you have calculated the size of the site to be slightly in excess of 177 m² but within your tolerance of 5%. As such, I prefer to not make any amendments to my application or Planning Statement.

Please let me know if you have any more questions and comments and if you require any further information or clarification before submitting the application to the Town Planning Board.

Best regards

Jim

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Charlotte Tsz Wing WUN/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月21日星期三 15:14
收件者: Iris Tsoi Ying YIK/PLAND; Charlotte Tsz Wing WUN/PLAND
主旨: RE: Planning Application-Ref. 20251126OJN-16 Pak Tam Au
附件: 177m2-revised on 2026-01-15.pdf; Planning Statement-amended pages-21,22,25,27,31,39-2026-01-18.pdf; Application-amended pages-2,6,12,13-2026-01-18.pdf; Site Plan-177 m2-wo current LPG.pdf

重要性: 高

類別: Internet Email

Dear Iris and Charlotte

Further to my telephone to Charlotte a short while ago, I have had my meeting with the Buildings Department and made some decisions.

One decision that affects the Planning Application is that I now plan to remove the existing LPG Cylinder Storage Box and re-orient it along the front of the house so that it complies with the government's Green and Amenity Facilities in NTEH guidelines. Accordingly, I want to revert to the 15 m² of GFA and remove the 0.68 m² that represented the current LPG Cylinder Storage Box. I will ask my contractor to ensure that the new structure will comply with the guidelines which specify that: it be affixed to the external wall; made of concrete or metal; size not exceeding 1.2m (in height) x 1m (in width); and, with a projection not exceeding 0.4m. For your reference, it will rotated 90 degrees so that the back of the storage container rests against the front wall of the house. I have not been able to get ahold of the architect assistant who is helping with the drawings, so the revised structure does not show at all on the Site Plan. For your reference only, I have drawn it by hand on a separate version of the site plan, but I prefer to submit the Site Plan without my hand revisions.

Accordingly, I enclose the following:

1. The previous version of the Site Plan at 177 m² before the current LPG Cylinder Storage Unit was added to the Site Plan the GFA.
2. With reference to Clause 8.2.5 of the Planning Statement, I confirm my intention to remove and replace the current LPG Cylinder Storage Unit and replace it with one that complies with the Guidelines, as noted above.
3. As a result of the exclusion of the LPG cylinder storage box, I have reverted to the previous version of the Application. Attached to this email are the previous pages 2, 6, 12 and 13 of the Application.
4. I have also reverted to the previous amendments to the relevant pages of the Planning Statement affected by the exclusion of the current LPG cylinder storage box. Attached to this email are the previous pages 21, 22, 25, 27, 31 and 39 of the Planning Statement.

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Please let me know if you have any more questions and comments and if you require any further information or clarification before submitting the application to the Town Planning Board.

Best regards

Jim

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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	
Stewart James Herbert	(Mr. 先生)
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
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)	Government Land Adjoining Lot No. 369 in D.D. 255
(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 207 177 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 15 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)	207 177 sq.m 平方米 <input type="checkbox"/> About 約

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	192 162	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	15	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2		
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	15	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	15	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)

Prefabricated Storage Sheds (Garden Sheds) - Please see the attached Planning Statement

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

n/a

(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

☒ 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))

Pak Tam Au Village Access Road

☐ 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

☐

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	Government Land Adjoining Lot No. 369 in D.D. 255		
Site area 地盤面積	207 sq. m 平方米 <input checked="" type="checkbox"/> About 約 177 (includes Government land of 包括政府土地 177 207 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	To Kwa Peng and Pak Tam Au Outline Zoning Plan Number S/NE-TKP/2		
Zoning 地帶	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 3 <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	Temporary Private Garden Please see the attached Planning Statement for more details.		
(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	15 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.068 0.085 <input checked="" 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	2
(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	2 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	8.5 8 % <input checked="" type="checkbox"/> About 約	
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 _____ Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____	
	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) _____	