

2025年 3月 4日

Appendix I of

RNTPC Paper No. A/NE-HT/25

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

- 4 MAR 2025

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

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-47/25
	Date Received 收到日期	-4 MAR 2025

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

<b>1. Name of Applicant 申請人姓名/名稱</b>	
( <input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
Wong Wong Sang	
<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
<b>3. Application Site 申請地點</b>	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 292 in DD76 Sze Tau Leng Fanling New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2180 .....sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 30 .....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)	Nil ..... 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	Approved Hok Tau Outline Zoning Plan No. S/NE-HT/7
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" ("V")
(f) Current use(s) 現時用途	Temporary Public Vehicle Park (Private Cars Only)  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

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

##### 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at .....12/02/2025..... (DD/MM/YYYY), this application involves a total of .....3..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 –

- ☒ has obtained consent(s) of .....2..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
2	Lot 292 in DD76	10/02/2025

(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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

---



---



---



---

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	(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)) ..... <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"/>																															
	No 否																																
(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／或挖土的紙節及／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？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 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 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 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 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 type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															



	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) ..... ..... ..... ..... .....
--	---

**(B) Renewal of Permission for Temporary Use or Development in Rural Areas****位於鄉郊地區臨時用途/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>NE-HT</u> / <u>19</u>
(b) Date of approval 獲批給許可的日期	<u>20/05/2022</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>31/05/2025</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Public Vehicle Park (Private Car) for a period of 3 years.
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" 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： ..... ..... Reason(s) for non-compliance: 仍未履行的原因： ..... ..... (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 ..... <u>3</u> ..... <input type="checkbox"/> month(s) 個月 .....

**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。

The Application is in line with the planning intention of the village type development ("V") zone which is primarily for the convenience of the village residents. The site has been running smoothly since the initial approval in 2019. The applicant has complied with all the planning conditions imposed and has adhered to all the approval conditions. The boundary fencing has been maintained. The fire service installations have been maintained and approved by City Fire Engineering Co. The drainage service department approved the drainage proposal in 2019. The surface U channel was completed and approved in 2020. Only private cars are allowed into the application site. The maximum number of vehicles has not exceeded the approved number. No workshop activity is allowed on the site. No vehicle without a valid license is permitted to park at the application site. The operation hours are 24 hours a day, Monday - Sunday including bank holiday. The applicant will continue to ensure good management practice thus minimizing the impact on the surrounding environment. The car park is an important facility for the use of the village residents. The applicant respectfully requests that the board give favourable consideration to this application.



**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

王煒榮

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

Wong Wong Sang

Name in Block Letters  
姓名（請以正楷填寫）

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

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

Date 日期

17/02/2025

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及  
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

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

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

<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese <u>as far as possible</u> . 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 292 in DD76 Sze Tau Leng Fanling New Territories
Site area 地盤面積	2180 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 Hok Tau Outline Zoning Plan No. S/NE-HT/7
Zoning 地帶	"Village type development" ("V")
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	Temporary Public Vehicle Park (Private Cars only) for a period of 3 years



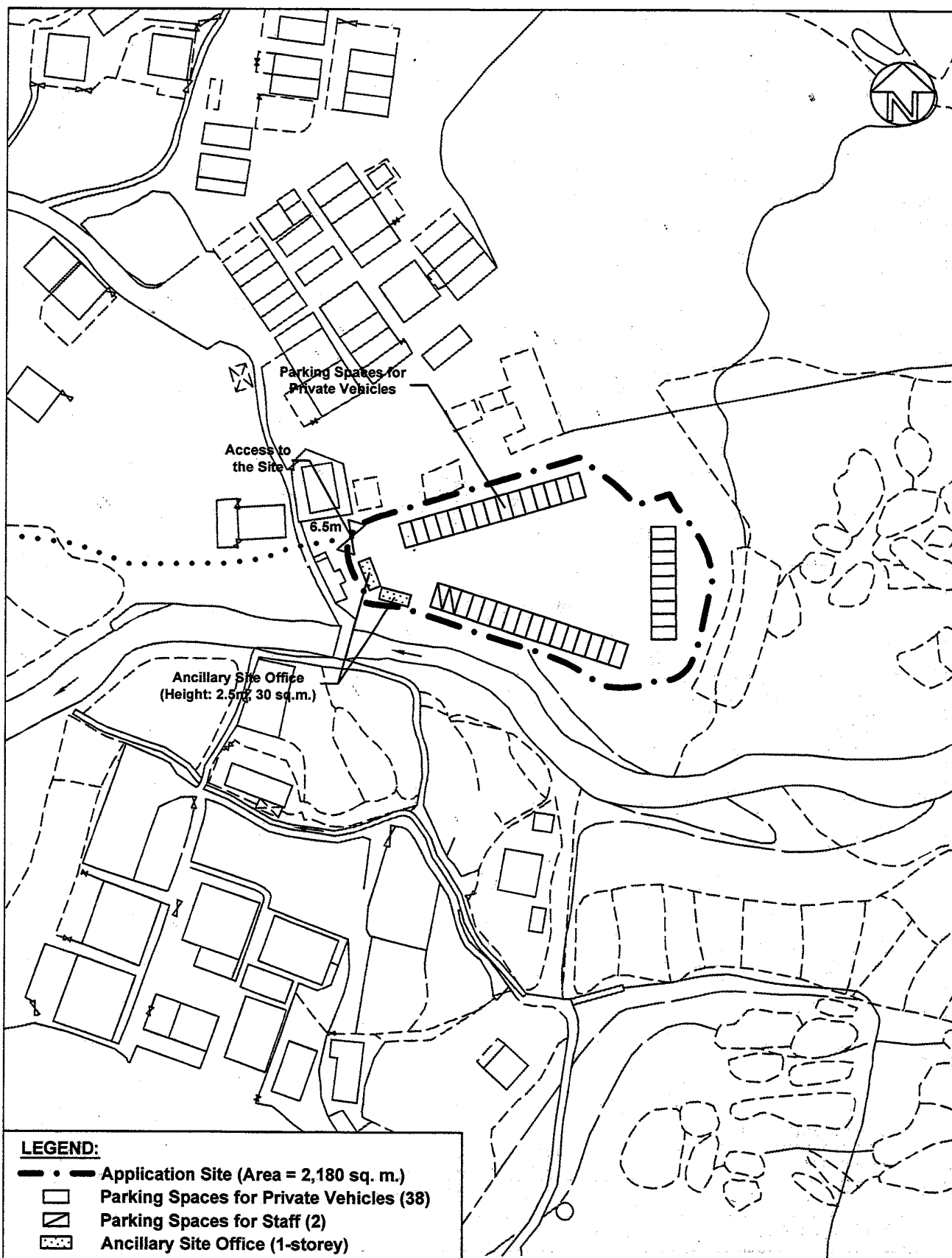
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	30 <input checked="" type="checkbox"/> About 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	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	2.5 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		40
	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) staff parking(private cars parking space) _____ _____		38
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		2

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location plan, Site plan</u>		
<b><u>Reports 報告書</u></b>		
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/>		
<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。

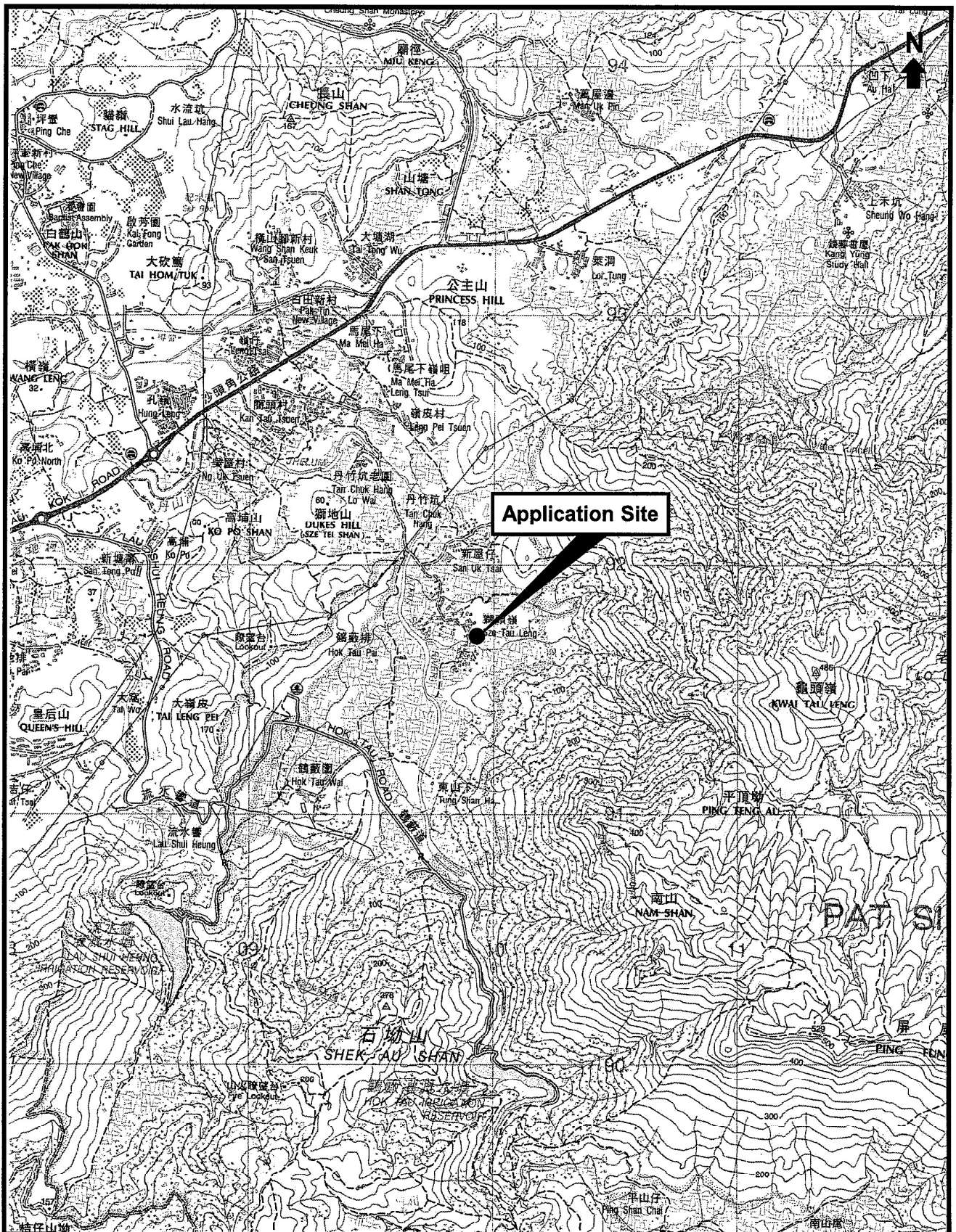




## Layout Plan

Lot 292 in DD76,  
Sze Tau Leng, Fanling, N.T.

Scale: 1:1 000



## Location Plan

Extract Plan Based on Map  
Series HM20C of Sheet 3

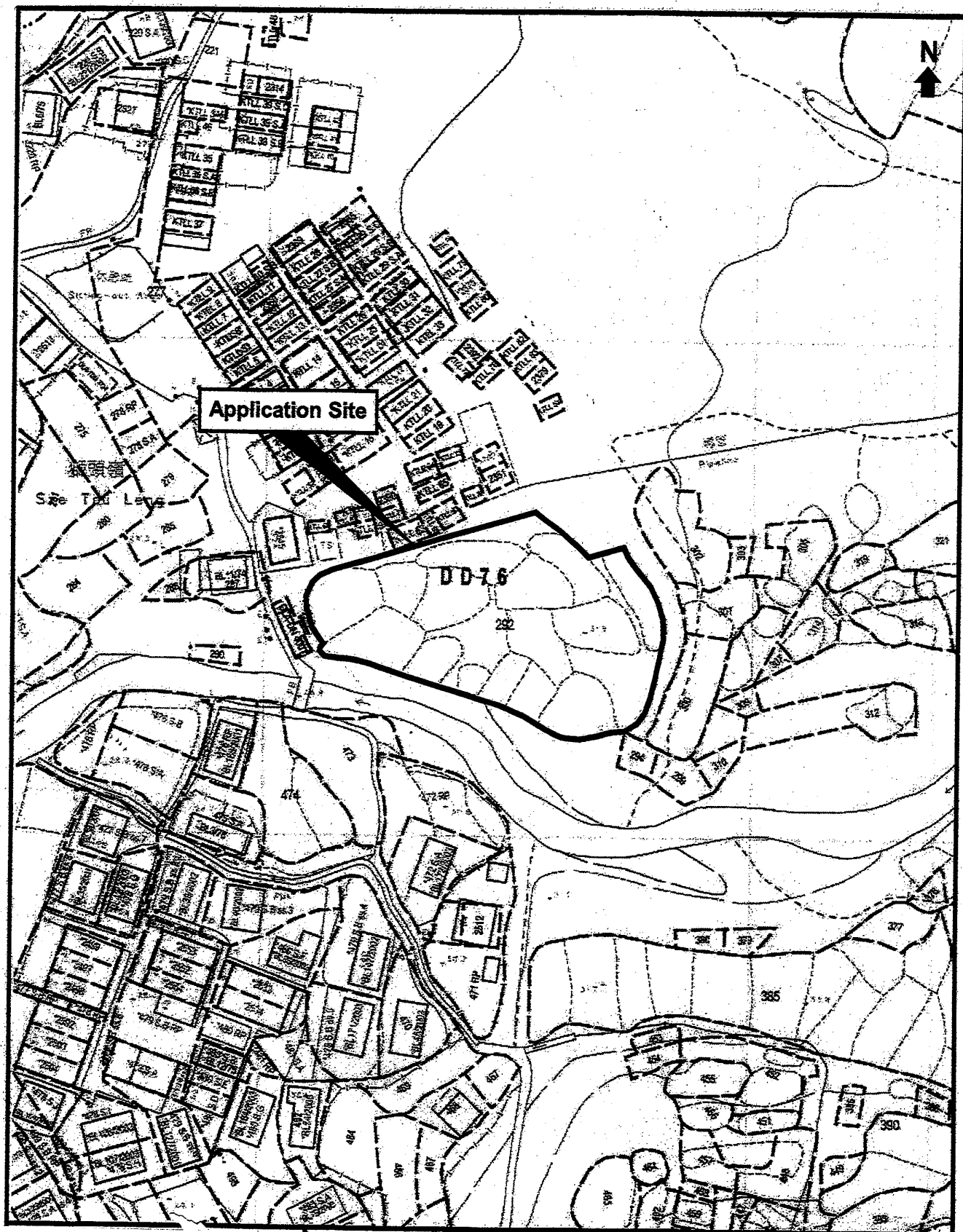
Scale 1 : 20 000

## FIGURE 1

For Identification Purpose

Date : 12.05.2022





**Site Plan**

Scale 1 : 1 000

For Identification Purpose

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

**Audrey Hiu Tung SOO/PLAND**

---

寄件者: Ka Hing Wong  
寄件日期: 2025年03月06日星期四 21:58  
收件者: Audrey Hiu Tung SOO/PLAND  
副本: tpbpd/PLAND  
主旨: A/NE-HT/25 Fire department proposal  
附件: fire cert 2024.PDF; fire proposal layout.pdf; approval h.PDF; approval i.pdf  
  
類別: Internet Email

Dear Ms.So,

Please find attached the fire proposal and layout ,all installations and equipment have remained the same as the previous approved applications (A/NE-HT/10 and A/NE-HT/19) . All conditions were approved on 1st September 2020. I have included the most up to date fire certificate issued on 13th December 2024 from City Fire Engineering Co.

--

Regards,  
Wong Wong Sang



## 規 劃 署

沙田、大埔及北區規劃處  
新界沙田上禾輦路1號  
沙田政府合署13樓



## Planning Department

Sha Tin, Tai Po & North  
District Planning Office  
13/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/NE-HT/10  
電話號碼 Tel. No.: 2158 6220  
傳真機號碼 Fax No.: 2691 2806 / 2696 2377

City Fire Engineering Co.

**By Post and Fax**

16 December 2019

Dear Sir/Madam,

**Temporary Public Vehicle Park (Private Car) for a period of 3 Years  
in "Village Type Development" Zone, Lot 292 in D.D. 76, Sze Tau Leng, Fanling**

**(Compliance with Approval Condition (h) for Application No. A/NE-HT/10)**

I refer to your submission received on 7.11.2019 for compliance with approval condition (h) of the captioned planning permission in relation to the submission of proposals for fire service installations and water supplies for firefighting.

Director of Fire Services (Contact Person: Mr. CHAN Ming-chung; Tel.: 2733 7735) has been consulted and advised that approval condition (h) is considered complied with. His advisory comments are attached at **Appendix I**.

Please proceed to implement the accepted fire service installations and water supplies for firefighting proposals for compliance with approval condition (i).

Should you have any queries, please feel free to contact Miss Sandy YIK of this department at 2158 6229.

Yours faithfully,

(Ms. Jessica CHU)

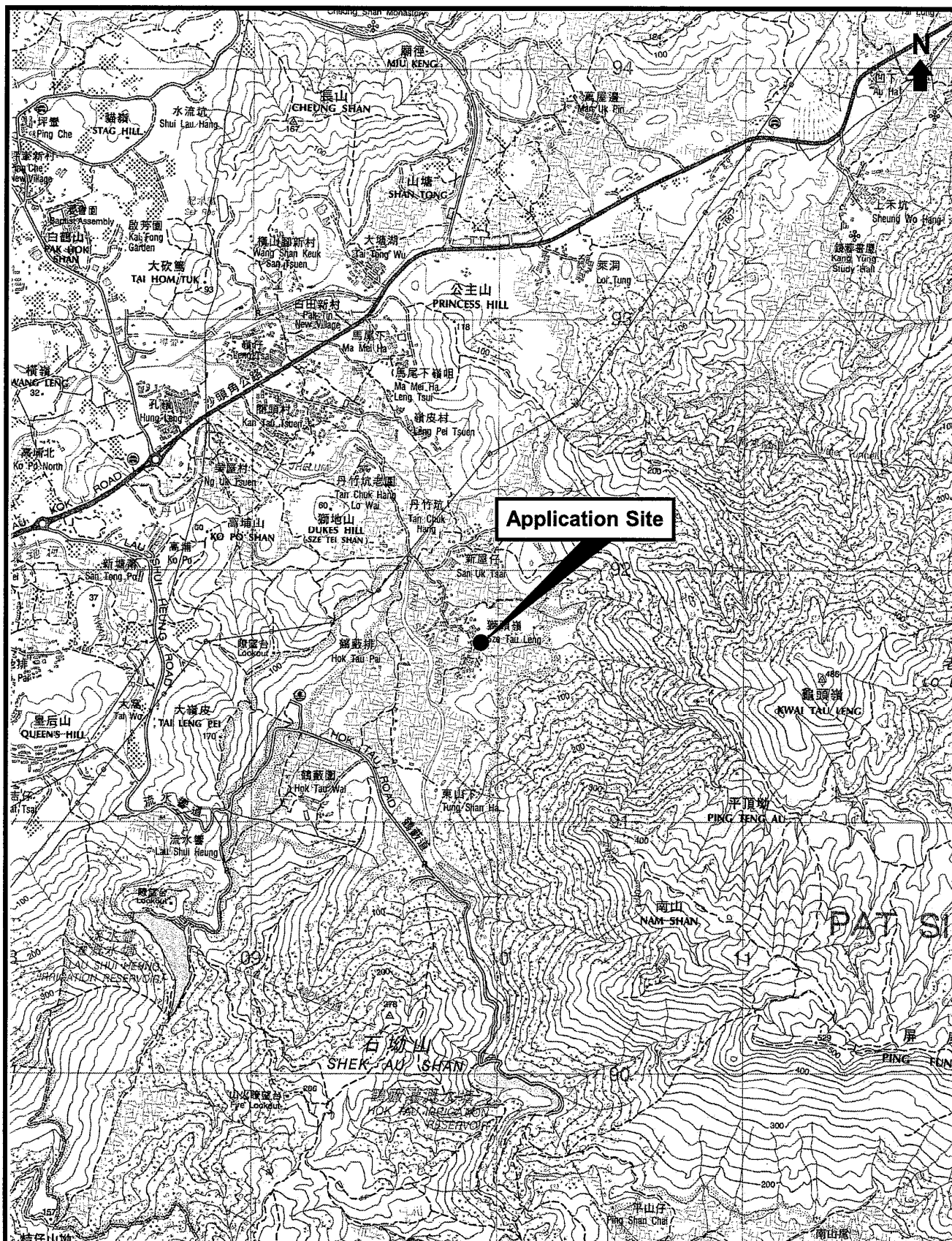
for and on behalf of Director of Planning

**Appendix I**

Comments of the Director of Fire Services (Contact Person: Mr. CHAN Ming-chung; Tel.: 2733 7735):

- the applicant is advised that the installation/ maintenance/ modification/ repair work of the fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/ maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS251) and forward a copy of the certificate to the Director of Fire Services.





## Location Plan

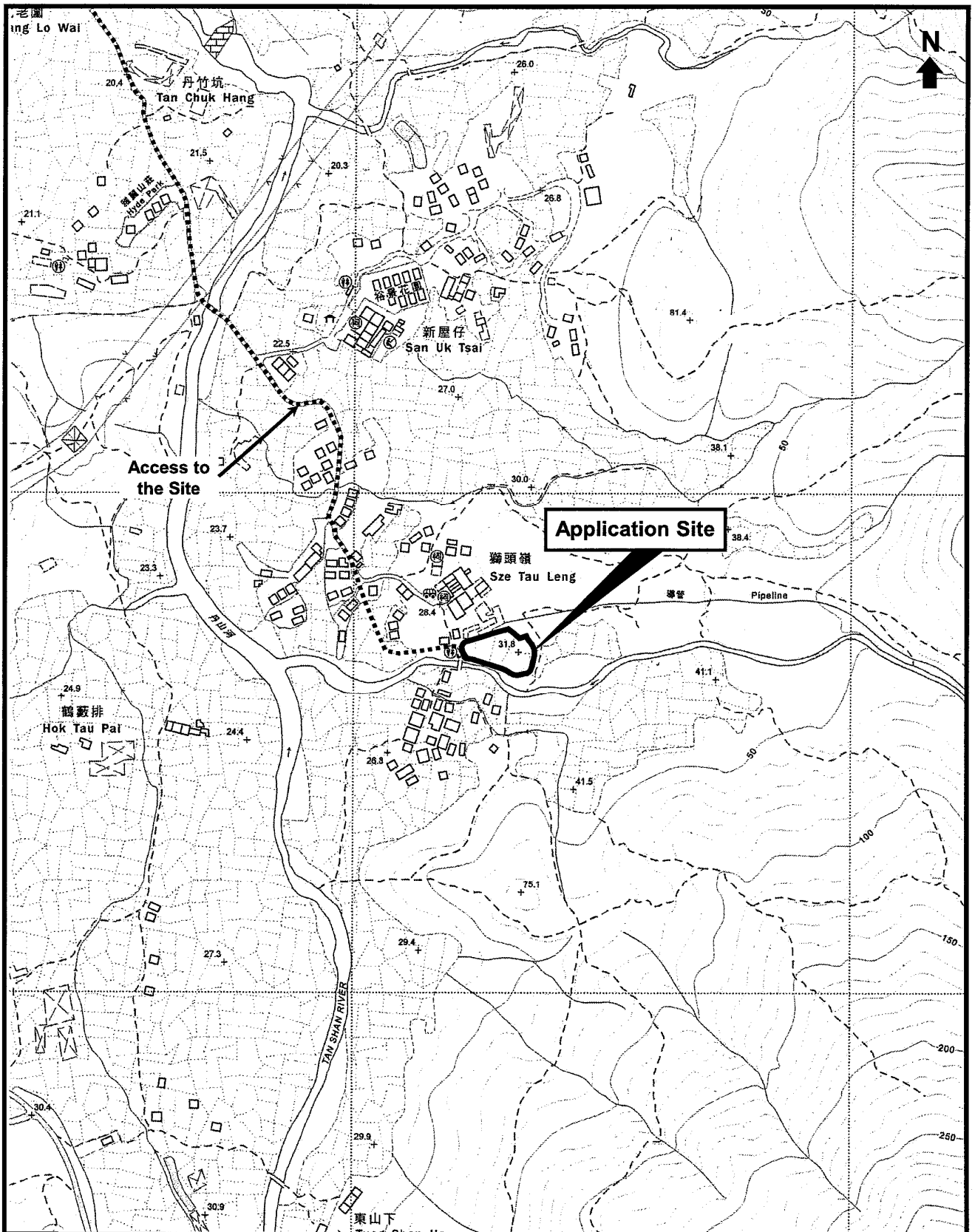
Scale 1 : 20 000

Extract Plan Based on Map  
Series HM20C of Sheet 3

## FIGURE 1

For Identification Purpose  
Date : 12.05.2022





Extracted Plan Based on Map  
Series HP5C of Sheet No.  
3-SW-B

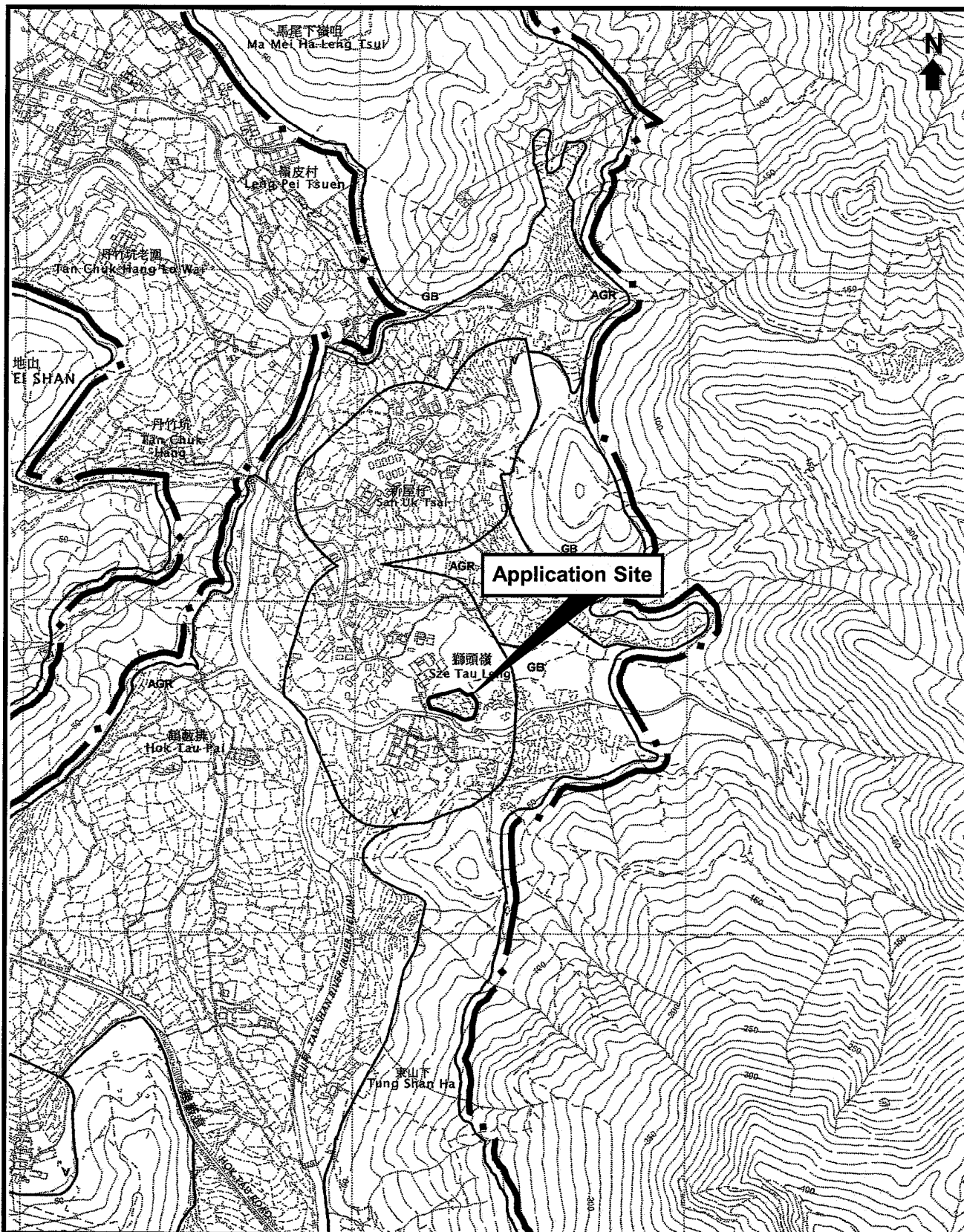
### Plan Showing the General Area

Scale 1 : 5 000

### FIGURE 3

For Identification Purpose  
Date : 12.05.2022



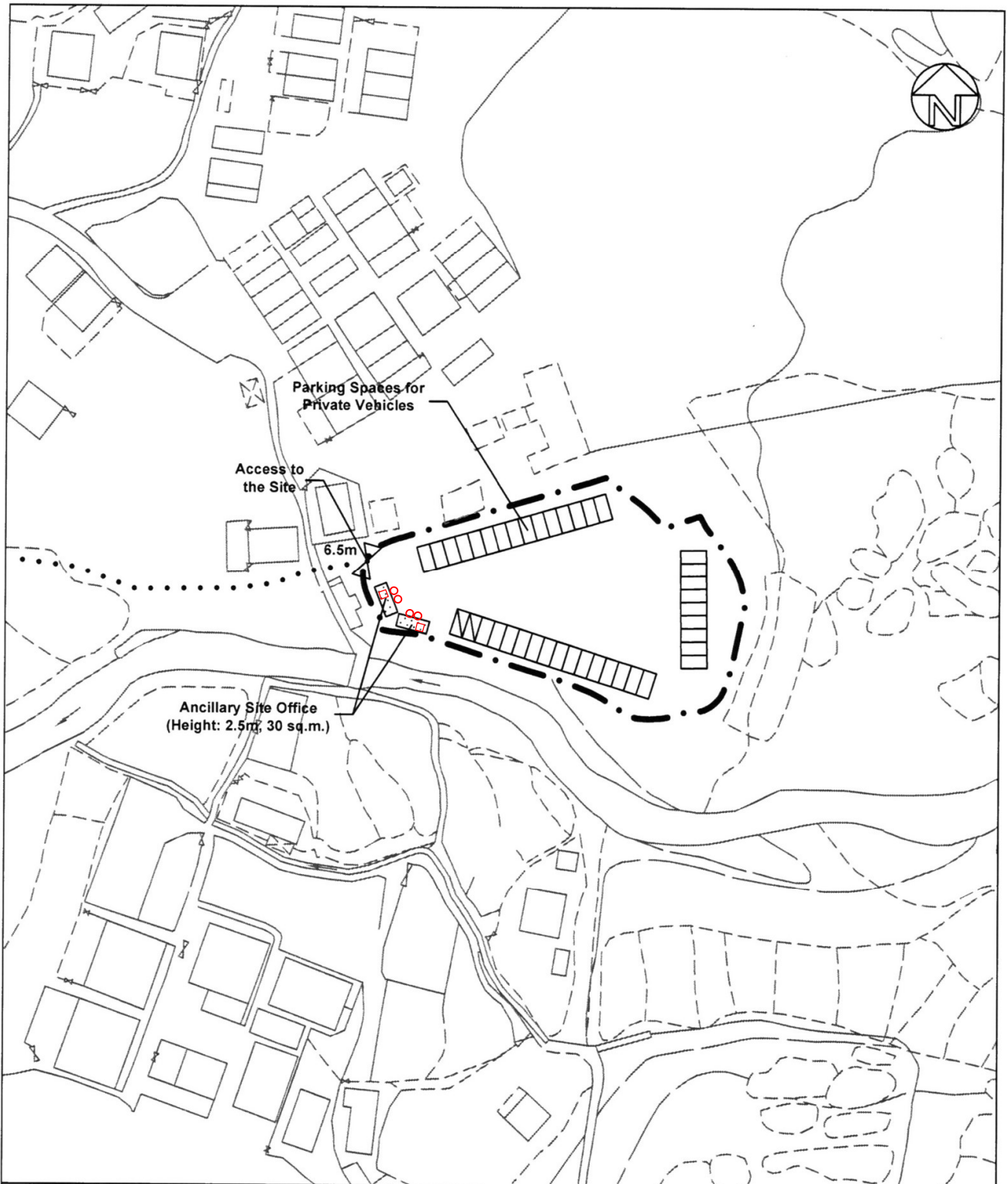


Extract from Hok Tau Outline Zoning Plan No.  
S/NE-HT/5 gazetted on 27.10.2006

Scale 1 : 7 500

## FIGURE 4

For Identification Purpose  
Date : 12.05.2022



**LEGEND:**

- Application Site (Area = 2,180 sq. m.)
- Parking Spaces for Private Vehicles (38)
- ▨ Parking Spaces for Staff (2)
- ▤ Ancillary Site Office (1-storey)

○ Dry chem 5Kg type F.E

□ Emergency light

**Layout Plan**

Lot 292 in DD76,  
Sze Tau Leng, Fanling, N.T.

Drawing No. :TB/18/569/05

**FIGURE 5**

FOR IDENTIFICATION PURPOSE  
DATE : 10.05.2022

## 規 劃 署

沙田、大埔及北區規劃處  
香港新界沙田上禾輦路一號  
沙田政府合署  
十二樓 1301-1314 室



## Planning Department

Sha Tin, Tai Po & North District  
Planning Office  
Rooms 1301-1314, 13/F.,  
Shatin Government Offices,  
1 Sheung Wu Che Road, Sha Tin,  
N.T., Hong Kong

本函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/NE-HT/10  
電話號碼 Tel. No. : 2158 6220  
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

By Post and Fax

先生/小姐,

**擬在劃為「鄉村式發展」地帶的新界粉嶺獅頭嶺丈量約份  
第 76 約地段第 292 號開設臨時公眾停車場(私家車)(為期 3 年)**

(履行規劃申請編號: A/NE-HT/10 的規劃許可附帶條件(i)項)

本署於二零二零年七月三十日收到你有關履行規劃許可附帶條件(i)項  
提供消防裝置及滅火水源建議。

消防處處長(經辦人:葉恩賜先生;電話:2733 5844)審視你提交的  
資料後沒有意見,並認為規劃許可附帶條件(i)項已經履行。

如你有任何疑問,請致電 2158 6229 與本署易淑儀女士聯絡。

規劃署署長

(朱露芬女士



代行)

二零二零年九月一日









## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.: in TPB/A/NE-HT/10  
消防處檔號消防(裝置及設備)規例  
(Regulation 9(1))  
(第九條(1)款)

A 9567075

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT  
消防裝置及設備證書

Name of Client :

顧客姓名

Name of Building :

樓宇名稱

Street No./Town Lot :

Lot 292 in D.D.76

Street/Road/Estate Name :

Sze Tau Leng

Block :

座

District :

分區

Fanling

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)

## 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	4 x Dry Powder 5kg type F.E.	貨櫃辦公室內	To supply & install	Conforms with FSD requirements	13-12-2024

## 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

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FSD/RC No. :  
消防處註冊號碼Company Name :  
公司名稱Telephone :  
聯絡電話Date :  
日期For FSD  
use only:

Inspected

Key-in

Verified

Chim Chung Yam

RC3/439

City Fire Engineering Co.

13-12-2024



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

**Audrey Hiu Tung SOO/PLAND**

---

寄件者: Ka Hing Wong  
寄件日期: 2025年03月10日星期一 9:24  
收件者: Audrey Hiu Tung SOO/PLAND  
副本: tpbpd/PLAND  
主旨: Re: Drainage installation  
附件: u channel photos 2025.pdf  
  
類別: Internet Email

Dear Ms.So

Please find attached the drainage proposal approved in 2019. All conditions were complied with approval given on 14th July 2022. Attached are the existing u channel photos. All installations have remained unchanged. Included with this email are the most up to date photos of the existing U channel, photos were taken on 6th March 2025.

Regards  
Wong Wong Sang

## 規 劃 署

沙田、大埔及北區規劃處  
香港新界沙田上禾輦路一號  
沙田政府合署  
十三樓 1301-1314 室



## Planning Department

Sha Tin, Tai Po & North District  
Planning Office  
Rooms 1301-1314, 13/F.,  
Shatin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T., Hong Kong

本函編號 Your Reference DW/STL/LOT 292/01  
本署檔號 Our Reference ( ) in TPB/A/NE-HT/10  
電話號碼 Tel. No. : 2158 6220  
傳真號碼 Fax No. : 2691 2806 / 2696 2377

**By Post and Fax**

24 December 2019

JDF Engineering Consultants Ltd.

(Attn.: Mr. WONG Wai Lun, Daniel)

Dear Mr. WONG,

**Temporary Public Vehicle Park (Private Car) for a period of 3 Years  
in "Village Type Development" Zone, Lot 292 in D.D. 76, Sze Tau Leng, Fanling**

**(Compliance with Approval Condition (f) for Application No. A/NE-HT/10)**

I refer to your submission received on 10.12.2019 for compliance with approval condition (f) of the captioned planning permission in relation to the submission of drainage proposal.

Chief Engineer/Mainland North, Drainage Services Department (Contact Person: Mr. Henry YU; Tel.: 2300 1407) has been consulted and has no comment on the drainage proposal from public drainage perspective. As such, approval condition (f) is considered complied with. His advisory comments are attached at **Appendix I**.

Should you have any queries, please feel free to contact Miss Sandy YIK of this department at 2158 6229.

Yours faithfully,

( Ms. Jessica CHU )  
for and on behalf of  
Director of Planning

**Appendix I**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (Contact Person: Mr. Henry YU; Tel.: 2300 1407):

- (a) the “existing natural stream” to which the applicant proposed to discharge the storm water from the subject site is not maintained by his office. The applicant should identify the owner of the “existing natural stream” to which the proposed connection will be made and obtain consent from the owner prior of commencement of proposed works;
- (b) the applicant is required to construct and maintain the proposed drainage works properly and rectify the drainage systems if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the systems. For works undertaken outside the lot boundary, prior consent and agreement from DLO/N and/or relevant private lot owners should be sought;
- (c) the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the subject site any time during or after the works;
- (d) the lot owner/ developer shall take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the lots. In the event of any damage to the existing drainage facilities, the developer shall be held responsible for the cost of all necessary repair works, compensation and any other consequences arising there from; and
- (e) the applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works, if necessary.

## 規 劃 署

沙田、大埔及北區規劃處  
香港新界沙田大埔路一號  
沙田政府合署  
十三樓 1301-1314 室



## Planning Department

Sha Tin, Tai Po & North District  
Planning Office  
Rooms 1301-1314, 13/F.,  
Shatin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T., Hong Kong

來函編號 Your Reference DW/STL/LOT 292/01  
來信編號 Our Reference ( ) in TPB/A/NE-HT/10  
電話號碼 Tel. No.: 2158 6220  
傳真號碼 Fax No.: 2691 2806 / 2696 2377

By Post and Fax

20 August 2020

JDF Engineering Consultants Ltd.

(Attn.: Mr. WONG Wai Lun, Daniel)

Dear Mr. WONG,

**Temporary Public Vehicle Park (Private Car) for a period of 3 Years  
in "Village Type Development" Zone, Lot 292 in D.D. 76, Sze Tau Leng, Fanling**

**(Compliance with Approval Condition (g) for Application No. A/NE-HT/10)**

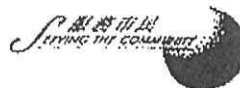
I refer to your submission received on 18.8.2020 for compliance with approval condition (g) of the captioned planning permission in relation to the provision of drainage facilities.

Chief Engineer/Mainland North, Drainage Services Department (Contact Person: Mr. Henry YU; Tel.: 2300 1407) has been consulted and considered the provision of drainage facilities were acceptable from public drainage perspective. As such, approval condition (g) is considered complied with. His advisory comments are attached at **Appendix I**.

Should you have any queries, please feel free to contact Miss Sandy YIK of this department at 2158 6229.

Yours faithfully,

( Ms. Jessica CHU )  
for and on behalf of  
Director of Planning





Appendix I

Comments of the Chief Engineer/Mainland North, Drainage Services Department (Contact Person: Mr. Henry YU; Tel.: 2300 1407):

- the applicant is reminded that the development and the drainage facilities implemented on site shall not obstruct overland flow/surface runoff and any existing drainage facilities;
- the applicant shall make sure that rain water falling onto the subject site shall be collected by a drainage system and conveyed to a proper discharge point(s);
- the applicant shall maintain such system properly and rectify the system if it is found to be inadequate or ineffective during operation at his own cost; and
- the applicant shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by a failure of the system.

## 規 劃 署

沙田、大埔及北區規劃處  
香港新界沙田上禾輦路一號  
沙田政府合署  
十三樓 1301-1314 室



## Planning Department

Sha Tin, Tai Po & North District Planning Office  
Rooms 1301-1314, 13/F,  
Shatin 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/NE-HT/19  
電話號碼 Tel. No.: 2158 6220  
傳真機號碼 Fax No.: 2691 2806

Wong Wong Sang

**By Post**

14 July 2022

(Attn.: Mr. Wong)

Dear Sir/Madam,

**Renewal of Planning Approval for Temporary Public Vehicle Park  
(Private Car) for a Period of 3 Years in "Village Type Development" Zone,  
Lot 292 in D.D. 76, Sze Tau Leng, Fanling**

**(Compliance with Approval Conditions (d) and (e) for Planning Application No. A/NE-HT/19)**

I refer to your submission dated 17.6.2022 for compliance with approval conditions (d) and (e) in relation to the submission of a drainage proposal and the provision of drainage facilities under the captioned planning application.

Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. HUANG Keng, Kenneth; Tel.: 2300 1595) has been consulted and considered approval conditions (d) and (e) has been complied with.

Should you have any queries, please feel free to contact Ms. Sandy S. Y. YIK of this department at 2158 6229.

Yours faithfully,

( Margaret CHAN )  
for Director of Planning

B40860 N

B40860 N

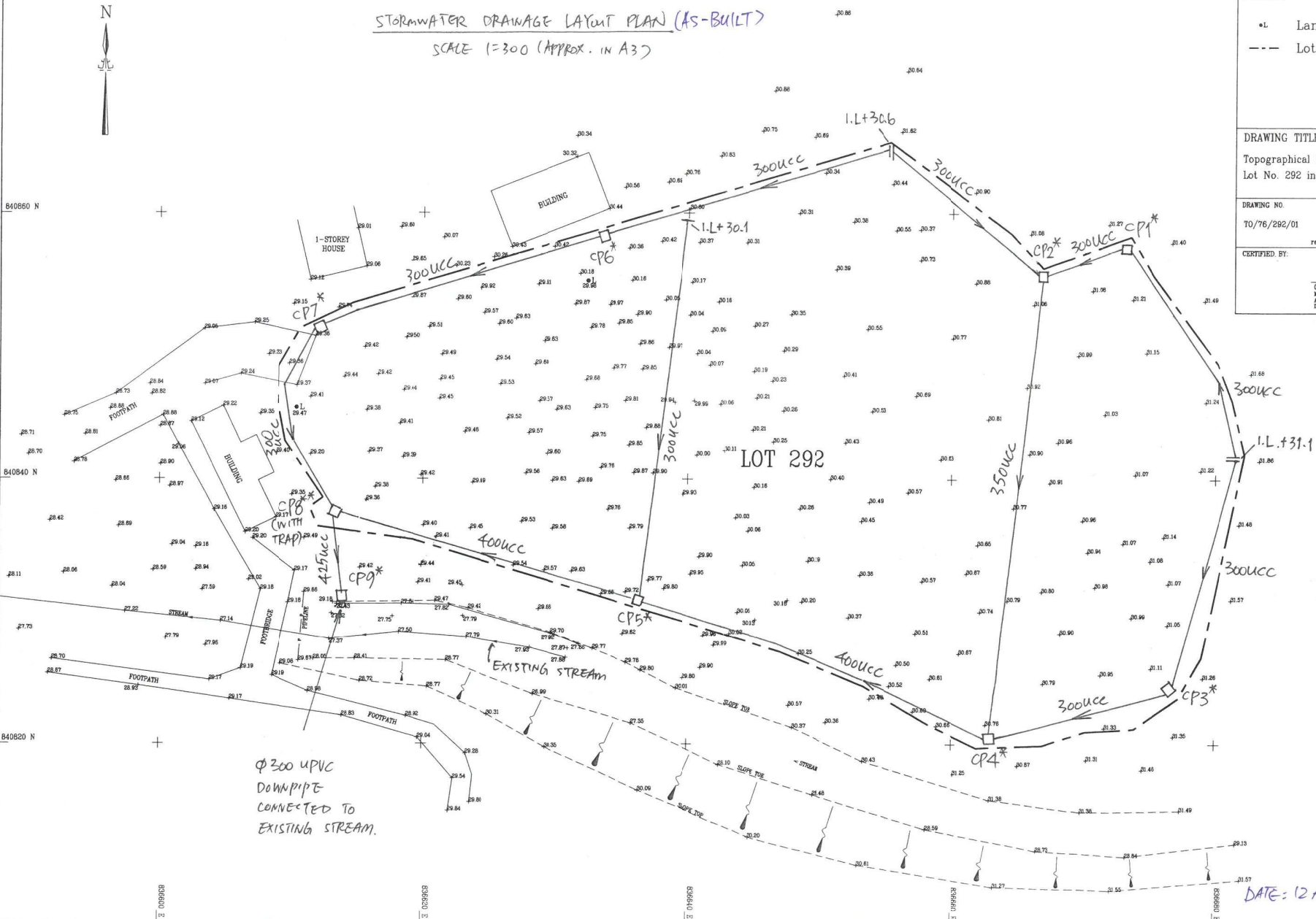
B40840 N

B40820 N



# STORMWATER DRAINAGE LAYOUT PLAN (AS-BUILT)

SCALE 1=300 (APPROX. IN A3)



Notes : -

1. All levels are in meters above P.D.
2. Grid lines are in H.K. Metric Grid 1980.

Legend :

- L Lamp Post
- Lot Boundary

DRAWING TITLE :

Topographical Survey of  
Lot No. 292 in DD.76, North.

DRAWING NO.  
TO/76/292/01

Date  
Nov 2019  
Checked by  
C K LAU

Scale  
1 : 200(A2)  
Drawn by  
Chung

CERTIFIED BY:

C. K. Lau  
MIS. PERS. NO. 25 (MIS. PERS. NO. 25)  
Authorized Land Surveyor  
Date: 14th November 2019

840860 N

840860 N

840840 N

840820 N



# STORMWATER DRAINAGE LAYOUT PLAN (AS-BUILT)

SCALE 1=300 (APPROX. IN A3)

## PHOTO INDEX PLAN

### LEGEND

①A — PHOTO NO.  
 PHOTO DIRECTION

Notes : -

1. All levels are in meters above P.D.
2. Grid lines are in H.K. Metric Grid 1980.

Legend :

- \*L Lamp Post
- Lot Boundary

DRAWING TITLE :

Topographical Survey of  
 Lot No. 292 in DD.76, North.

DRAWING NO.

TO/76/292/01

Date

Nov 2019

Scale

1 : 200(A2)

Checked by

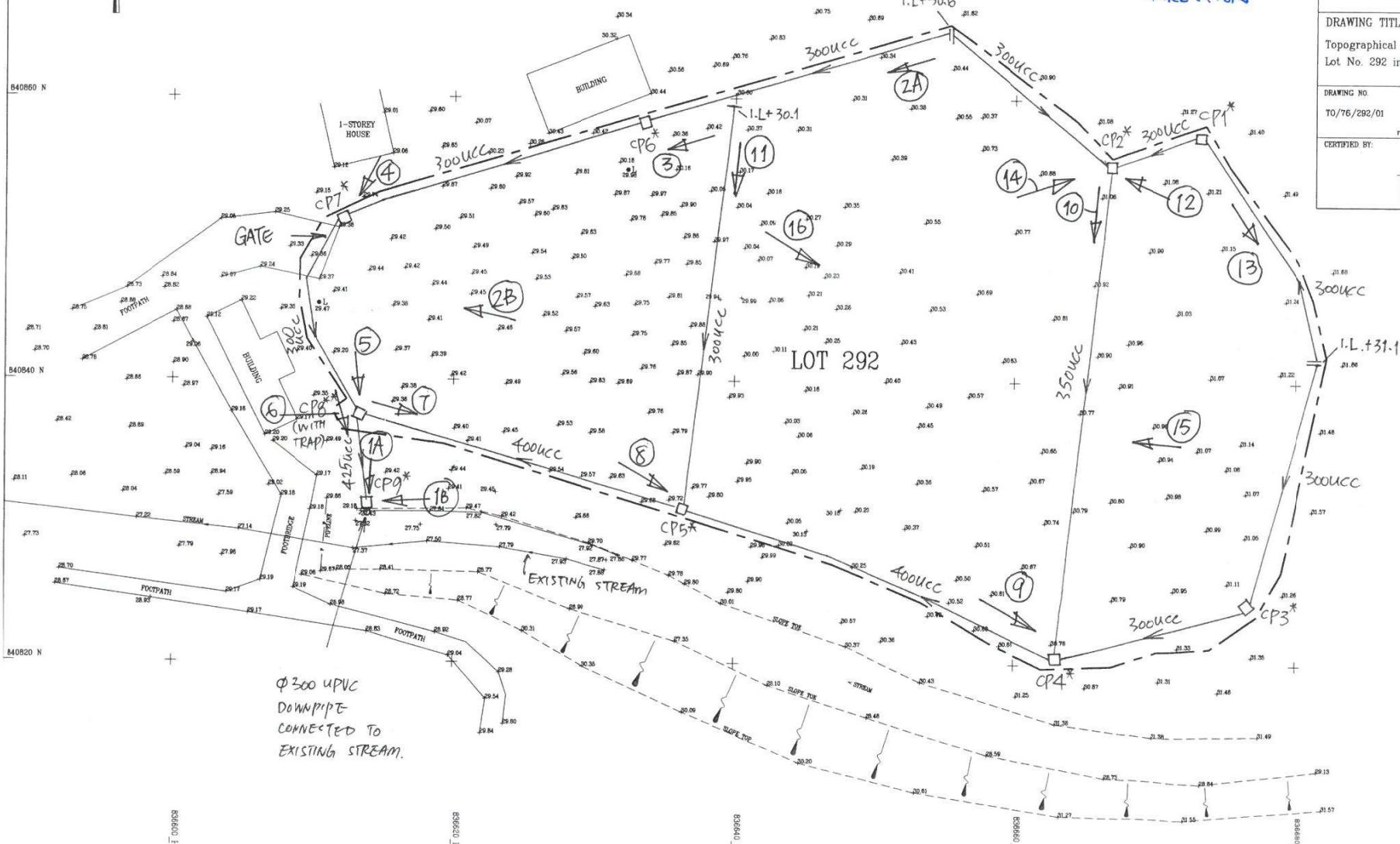
C. K. LAU

Drawn by

Chung

CERTIFIED BY:

C. K. Lau  
 MOK PHOON WONG WINGCHU REPORTS & AS  
 Authorized Land Surveyor  
 Date: 14th November 2019



Φ 300 UPVC  
 DOWNPIPE  
 CONNECTED TO  
 EXISTING STREAM.



Photos of U channel in DD76 Lot 292



Photo 1A



Photo 1B



Photo 2A



Photo 2B



Photos of U channel in DD76 Lot 292



Photo 3



Photo 4



Photo 5



Photo 6



Photos of U channel in DD76 Lot 292



Photo 7



Photo 8



Photo 9



Photo 10



Photos of U channel in DD76 Lot 292



Photo 11



Photo 12

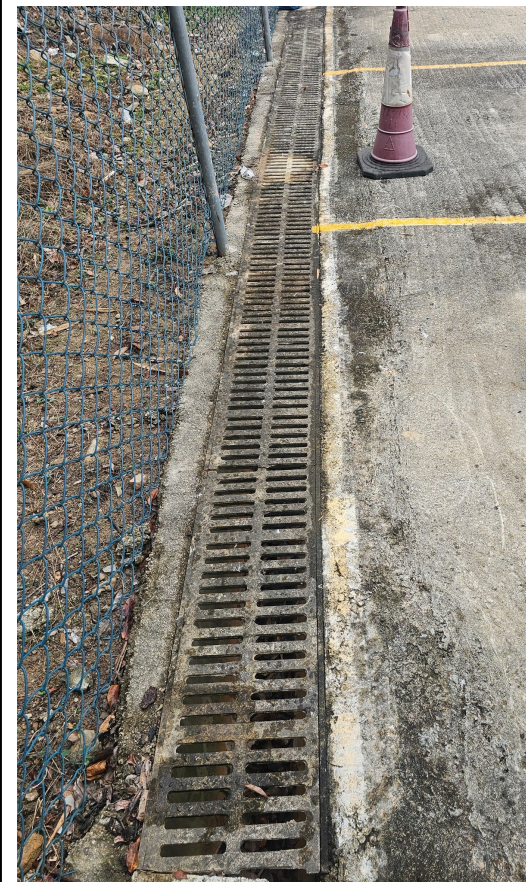


Photo 13



Photo 14



Photos of U channel in DD76 Lot 292



Photo 15



Photo 16

**Relevant Extracts of Town Planning Board Guidelines No. 34D  
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 relevant assessment criteria for assessing applications 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 s.16 Applications**

**Approved Applications**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>
A/NE-HT/10	Proposed Temporary Public Vehicle Park (Private Cars only) for a Period of 3 Years	31.5.2019
A/NE-HT/19	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars only) for a Period of 3 Years	20.5.2022

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- no objection to the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the Site is required to pass through Government land (GL) but no right of access via GL is granted to the Site;
- the concerned private lot is covered by Short Term Waiver No. 1654 for the purpose of site office for temporary car park with total built over area not exceeding 30m<sup>2</sup> and maximum building height not exceeding 2.5m from level of the ground and one storey; and
- there is no Small House application at the Site.

**2. Traffic**

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- no comment on the application from highways maintenance perspective; and
- his advisory comments are at **Appendix V**.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective;
- there was no complaint case related to the Site in the past three years; and
- his advisory comments are at **Appendix V**.

**4. Drainage**

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

- no objection to the application from public drainage perspective;
- the submitted drainage proposal with relevant condition records is considered acceptable. Should the application be approved, a condition should be included to request the applicant to maintain the existing drainage facilities at the Site at all times during the planning approval period; and
- her advisory comments are at **Appendix V**.



**5. Fire Safety**

Comments of the Director of Fire Services (D of FS):

- no in-principle objection to the application subject to the existing fire service installations (FSIs) implemented on the Site being maintained in efficient working order at all time.

**6. Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- the Site falls within “Village Type Development” zone which is a non-landscape sensitive zoning, and no significant landscape impact arising from the applied use is anticipated.

**7. Building Matters**

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

- no adverse comment on the application; and
- his advisory comments are at **Appendix V**.

**8. Other Departments**

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

- (a) District Officer (North), Home Affairs Department (DO(N), HAD);
- (b) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (d) Director of Electrical and Mechanical Services (DEMS); and
- (e) Commissioner of Police (C of P).

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the applied use with the concerned owner(s) of the application site (the Site);
- (b) to note the following comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
  - (i) the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the Site is required to pass through Government land (GL) but no right of access via GL is granted to the Site; and
  - (ii) the concerned private lot is covered by Short Term Waiver No. 1654 for the purpose of site office for temporary car park with total built over area not exceeding 30m<sup>2</sup> and maximum building height not exceeding 2.5m from level of the ground and one storey;
- (c) to note the comments of the Commissioner for Transport (C for T) that the vehicular access between the Site and Sha Tau Kok Road – Ma Mei Ha is not managed by the Transport Department (TD). The applicant should seek comments from the responsible party;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
  - (i) the access road connecting to the Site with the nearby public road is not and will not be maintained by his Office. His Office should not be responsible for maintaining any access connecting to the Site; and
  - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public road and drains;
- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicant should comply with all environmental protection/pollution ordinances, and follow the requirements of the revised ‘Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department (EPD) in order to minimise any possible environmental nuisances;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that:
  - (i) the Site is in an area where public sewerage connection is not available. EPD should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the applied use; and
  - (ii) the applicant should maintain the existing drainage facilities within or outside the Site at his/her own expense, and the existing drainage system should be properly maintained at all times during the approval period and be rectified if they are found inadequate/ineffective during operation; and

- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised buildings works (UBWs) under BO. An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the Buildings Ordinance (Cap. 123)(BO);
  - (ii) the proposed temporary building/structure is subject to control of Part VII of the Building (Planning) Regulations (B(P)R). The proposed building works require prior approval and consent under BO;
  - (iii) for UBWs erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with BD's enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under BO;
  - (iv) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of B(P)R respectively;
  - (v) if the Site is not abutting a 'Specific Street' having a width not less than 4.5m, its permitted development intensity shall be determined under Regulations 19(3) of the B(P)R at the building plan submissions stage; and
  - (vi) detailed comments under BO will be formulated at formal building plans submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates  
A/NE-HT/25



意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

*This temporary public car park has been operational since 2019 and has not caused any adverse effects on the village. It serves as a vital resource for residents, who depend heavily on it due to limited availability of public transport. As the indigenous village representative, I strongly support its continued approval to meet the community's needs.*

「提意見人」姓名/名稱 Name of person/company making this comment WONG KA HING

簽署 Signature

日期 Date

19/03/2025



2

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

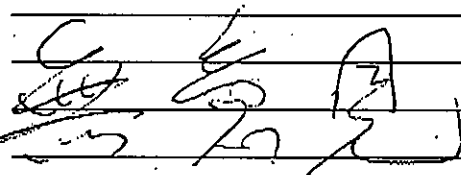
---

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

A/NE-HT/25

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



---

---

---

---

---

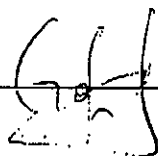
---

---

---

「提意見人」姓名/名稱 Name of person/company making this comment 侯志強議員

簽署 Signature



日期 Date

2025.3.20

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

**To : Secretary, Town Planning Board**

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk.

---

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

A/NE-HT/25

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

---

---

---

---

---

---

---

---

---

---

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

新區發展局葉秉成

簽署 Signature

日期 Date

20/3/2025

4 to 5

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

P. 1/3

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

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

A/NE-HT/25

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

請參閱頁反對資料

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

簽署 Signature



日期 Date

26-3-2015

4  
P. 2/3

敬啟者：

貴處檔號：TPB/A/NE-HT/25

新界粉嶺獅頭嶺丈量約份第 76 約地段第 292 號  
臨時公眾停車場（只限私家車）的規劃許可續期（為期 3 年）  
（申請編號：A/NE-HT/25）

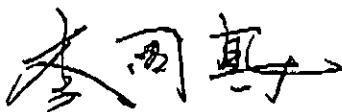
本會接獲該區/周邊村民求助，村民 強烈反對 上述申請，原因如下：

- 1) 村民反映受到噪音滋擾及環境衛生問題，極影響民生。
- 2) 得知簡頭村村民受到嚴重滋擾，村路狹窄不平，出入多車繁忙，危及行人/村民安全。

懇請 貴署考慮村民之反對聲音，審慎處理，不宜批出上述申請。

此致  
規劃署沙田、大埔及  
北區規劃專員

粉嶺區鄉事委員會主席



（李國鳳）



敬上

2025 年 3 月 16 日



敬啟者：

貴處檔號：TPB/A/NE-HT/25

新界粉嶺獅頭嶺丈量約份第 76 約地段第 292 號

臨時公眾停車場（只限私家車）的規劃許可續期（為期 3 年）

（申請編號：A/NE-HT/25）

本會接獲該區/周邊村民求助，村民 強烈反對 上述申請，原因如下：

- 1) 村民反映受到噪音滋擾及環境衛生問題，極影響民生。
- 2) 得知簡頭村村民受到嚴重滋擾，村路狹窄不平，出入多車繁忙，危及行人/村民安全。

懇請 貴署考慮村民之反對聲音，審慎處理，不宜批出上述申請。

此致  
規劃署沙田、大埔及  
北區規劃專員

粉嶺區鄉事委員會首副主席

劉永安  
(劉永安)



敬上

2025 年 3 月 16 日