

2025年 3月 3日

Appendix I of RNTPC  
Paper No. A/NE-LT/779

此文件在  
只合在收到所有必要的資料  
申請的日期。  
- 3 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

2500039

7/1

By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-17/779
	Date Received 收到日期	-3 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。

### 1. Name of Applicant 申請人姓名/名稱

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

陳亞芳 (Chan Ah Fong) Manager of Chan Tsz Shing Tso

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

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

WinLi Group Limited T/A WinLi Consulting Engineers

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot No.701 RP (Part) in D.D.19, She Shan Tsuen, Lam Tsuen, Tai Po, N.T.
(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 ..... 1500 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 0 ..... 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	S/NE-LT/11
(e) Land use zone(s) involved 涉及的土地用途地帶	V-Zone (Village Type Development)
(f) Current use(s) 現時用途	臨時私人停車場 (只限私家車)  (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)

<b>4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」</b>	
The applicant 申請人 –	
<input type="checkbox"/> is the sole "current land owner" <sup>175&amp;</sup> (please proceed to Part 6 and attach documentary proof of ownership). 是唯一的「現行土地擁有人」 <sup>175&amp;</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。	
<input type="checkbox"/> is one of the "current land owners" <sup>175&amp;</sup> (please attach documentary proof of ownership). 是其中一名「現行土地擁有人」 <sup>175&amp;</sup> (請夾附業權證明文件)。	
<input checked="" type="checkbox"/> is not a "current land owner" <sup>175&amp;</sup> . 並不是「現行土地擁有人」 <sup>175&amp;</sup> 。	
<input type="checkbox"/> 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)。	

<b>5. Statement on Owner's Consent/Notification</b> <b>就土地擁有人的同意/通知土地擁有人的陳述</b>																	
(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)" <sup>175&amp;</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>175&amp;</sup> 。																	
(b) The applicant 申請人 –																	
<input type="checkbox"/> has obtained consent(s) of ..... "current land owner(s)" <sup>175&amp;</sup> . 已取得 ..... 名「現行土地擁有人」 <sup>175&amp;</sup> 的同意。																	
<table border="1"> <thead> <tr> <th colspan="3">Details of consent of "current land owner(s)"<sup>175&amp;</sup> obtained 取得「現行土地擁有人」<sup>175&amp;</sup>同意的詳情</th> </tr> <tr> <th>No. of "Current Land Owner(s)" 「現行土地擁有人」數目</th> <th>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</th> <th>Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			Details of consent of "current land owner(s)" <sup>175&amp;</sup> obtained 取得「現行土地擁有人」 <sup>175&amp;</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)									
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(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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」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 28/01/2025 (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 28/01/2025 (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	臨時私人停車場（只限私家車）（為期3年）  (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 checked="" type="checkbox"/> year(s) 年 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	1500 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	0 .....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	0 .....
Proposed domestic floor area 擬議住用樓面面積	0 .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	0 .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	0 .....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) ..... ..... ..... .....	
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b>	
Private Car Parking Spaces 私家車車位	50 .....
Motorcycle Parking Spaces 電單車車位	0 .....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0 .....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0 .....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0 .....
Others (Please Specify) 其他（請列明）	0 .....
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b>	
Taxi Spaces 的士車位	0 .....
Coach Spaces 旅遊巴車位	0 .....
Light Goods Vehicle Spaces 輕型貨車車位	0 .....
Medium Goods Vehicle Spaces 中型貨車車位	0 .....
Heavy Goods Vehicle Spaces 重型貨車車位	0 .....
Others (Please Specify) 其他（請列明）	0 .....

[illegible]

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> <b>位於鄉郊地區或受規管地區臨時用途/發展的許可續期</b>	
(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	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**7. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

因為社山村近年來發展迅速，人口不斷增加，大部份居民擁有私人車輛，車位需求非常急切。但是公眾泊車位只有15個，停泊車輛場地需求非常急切。社山路是一條單線雙程行車的道路，平時路旁的避車處和行人路上泊滿車輛，村民往來大埔市區步行進出社山路都被逼走在車路上，人車爭路驚險事故常有發生，尤其在晚上情況更為嚴重，曾經有消防車、救護車及大型車輛入到村內，因為車輛阻塞通道，而無法掉頭行走。

為避免車輛泊滿在社山路旁避車處和行人路上阻塞交通，減少人車爭路意外，所以社山村應從村民的請求，在社山村“鄉村式發展區 (Village-Type Development Zone)”範圍內已荒置的土地，申請作為社山村的臨時停泊車輛場地用途，以紓緩停泊車位嚴重缺乏的問題。

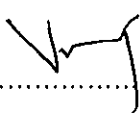


**8. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署




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

Li Kin Ming Vincent

Director

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

WinLi Group Limited T/A WinLi Consulting Engineers

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

Date 日期

3/1/2025

(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。

## Gist of Application 申請摘要

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

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

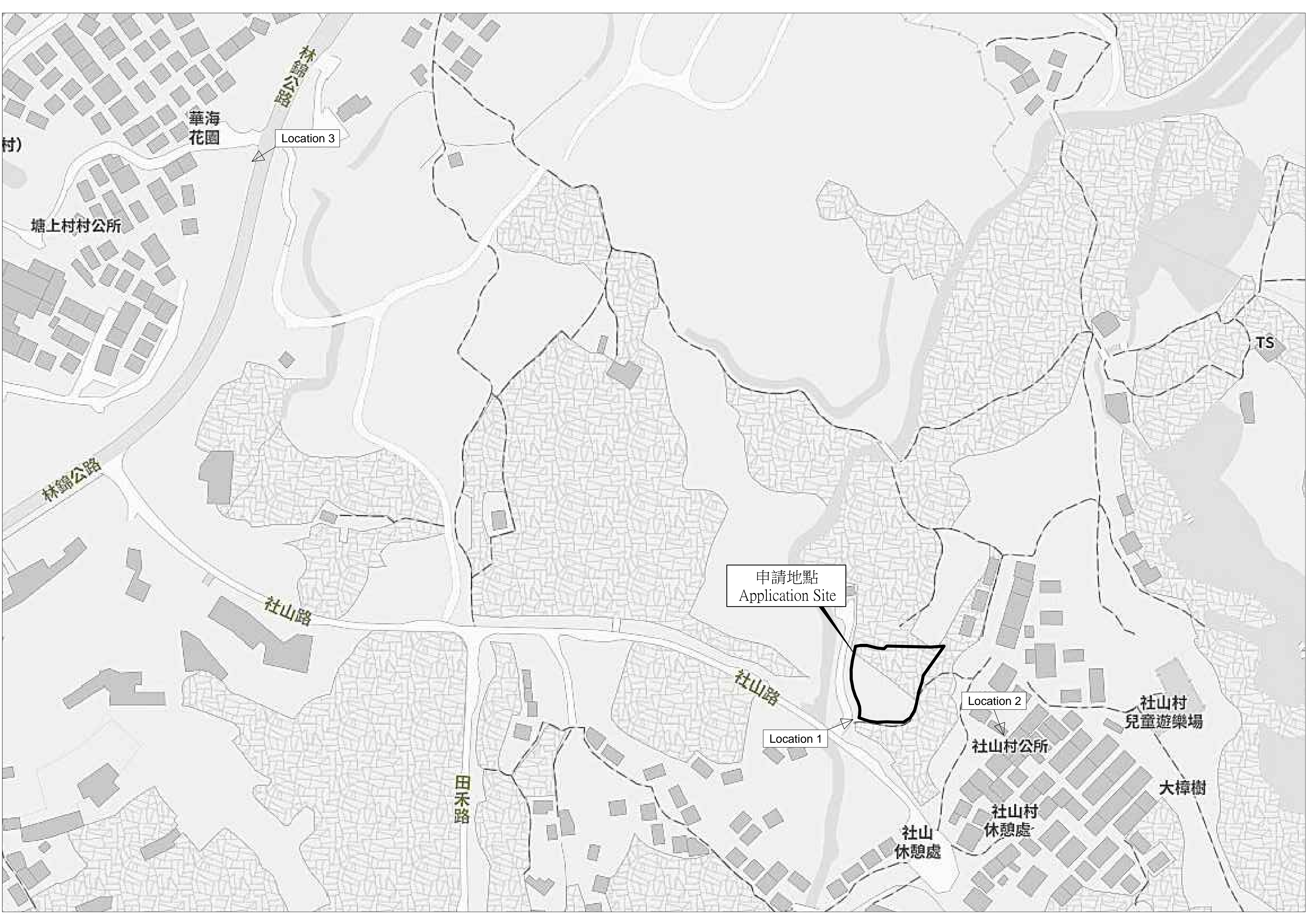
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot No.701 RP (Part) in D.D.19, She Shan Tsuen, Lam Tsuen, Tai Po, N.T.
Site area 地盤面積	1500 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/NE-LT/11
Zoning 地帶	V-Zone (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	臨時私人停車場（只限私家車）（為期3年）

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<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
(ii) No. of blocks 幢數	Domestic 住用	0	
	Non-domestic 非住用	0	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0	m 米 <input type="checkbox"/> (Not more than 不多於)
		0	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	0	m 米 <input type="checkbox"/> (Not more than 不多於)
		0	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	0 % <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		50
	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) _____ _____		50 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	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) _____ _____		0 0 0 0 0 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</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 type="checkbox"/>
<hr/>		
<b>Reports 報告書</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/>		
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。



Location 3

華海花園

塘上村村公所

林錦公路

社山路

申請地點  
Application Site

Location 1

社山路

Location 2

社山村公所

社山村  
兒童遊樂場

社山村  
休憩處

社山  
休憩處

大樟樹

田禾路



寄件者: WinLi <[REDACTED]>  
寄件日期: 2025年4月8日星期二 下午 6:11  
收件者: [REDACTED]  
主旨: Re: S. 16 Planning Application no. A/NE-LT/779 - Temporary Private Vehicle Park  
(Private Cars Only) for a Period of 3 Years at Lot 701 RP (Part) in D.D. 19, She Shan  
Tsuen, Tai Po, New Territories  
附件: reply comments to WSD\_779\_2025.04.08.pdf  
類別: Internet Email

Dear Sir/ Madam:

Please kindly find the attached file for your arrangement, thank you.

Should you have any inquiries, please contact Mr. Vincent Li at [REDACTED]  
Thank you very much for your consideration.

Best Regards,

**WINLI CONSULTING ENGINEERS**

G/F & M/F, No.19 Tsing Yuen Street, Tai Po, N.T., Hong Kong

**Application No. A/NE-LT/779**

Comments from Chief Engineer/ Construction, Water Supplies Department

Please see our reply as follows:

a) No discharge of effluent or foul water into adjoining land, storm water drain, channel stream or river course is allowed. Such foul water or effluent shall be collected and disposed of outside WGG.

**Reply:**

There will be no foul water on site as we will not have any buildings or facilities such as toilets, car wash on site.

b) All solid waste and sludge arising from the proposed development shall be disposed of properly outside WGG.

**Reply:**

There also wouldn't be any solid waste on site either. However, we will have a person walking the sites and if any litter is found, they will clean it up.

c) The use and storage of pesticides, herbicides, toxicants, chemical solvents, larvicidal oil, rodenticide, tar and petroleum oil are strictly prohibited in WGG.

**Reply:**

We will not allow for any of the above to be stored or be on site, we will also have staff on site to make sure none of the above will be allowed on site. We also put up appropriate warnings signs on the fencing to remind and warn people.

d) No chemicals including fertilizers and detergents shall be used/stored without the prior approval from the Water Authority.

**Reply:**

None of the above will be allowed on site, we will have staff on site checking the area and  
also put up appropriate warnings signs on the fencing to remind and warn people.

e) Oil leakage and spillage are not allowed within WGG at all time. Oil and grease decontamination kit such as absorbent pads shall be made available to decontaminate any possible oil leakage or spillage. Control measures including not allowing oil tanker to park inside the vehicle parking spaces shall be implemented to avoid oil leakage or spillage in the gathering grounds.



**Reply:**

We will not permit any oil tankers to park on site and we will have on site staff to prevent this from happening. Once the approval has been accepted we will carefully follow your instructions. We will have Oil and grease decontamination kit such as absorbent pads shall be made available to decontaminate any possible oil leakage or spillage and will be proper maintenance and disposal records will also be maintained.

f) The vehicle park and its associated activities shall be located away from any water courses as far as possible. Signage for alerting not to pollute WGG should be displayed.

**Reply:**

This will be arranged so cars parked will be as far away as possible to the water courses. And Signage of not to pollute will be displayed too.

g) Fencing shall be erected on the sides facing the nearest stream course to trap all wind-blown litters within the site of development.

**Reply:**

We will install wooden/metal fencing near the stream course to make sure all rubbish gets trapped within the development area. Our onsite staff will also check the area on regular intervals to clean any litter that gets blown into the site. Once the approval has been accepted we will carefully follow your instructions to properly install the fencing near the stream course.

h) Site surface should be impermeable to oil and grease as far as practicable. Any soil contaminated with fuel leakage should be immediately removed off site and the voids arising from removal of contaminated soil shall be replaced by suitable material to the satisfaction of the Water Authority.

**Reply:**

We will have onsite staff keep checking on this matter every day. We have a warning signage to let the car owner know. If we see any sign of soil contaminated with fuel leakage it will be immediately removed off site and the voids arising from removal of contaminated soil shall be replaced by suitable material to the satisfaction of the Water Authority.

i) Vehicle park shall be surrounded by kerbs and drains. Drainage traps such as grease traps and petrol interceptors shall be installed at each of the drainage outlets and shall be under proper maintenance. All such drainage traps shall have sufficient capacity to ensure the proper interception and collection of fuel and lubricants in surface run-off

for off-site disposal. Proper maintenance and disposal records should be maintained.

**Reply:**

Once the approval has been accepted we will carefully follow your instructions. We will hire a professional company to properly install the drainage traps such as grease traps and petrol interceptors and properly maintain it. All such drainage traps will have sufficient capacity to ensure the proper interception and collection of fuel and lubricants in surface run-off for off-site disposal. Proper maintenance and disposal records will also be maintained.

j) Besides vehicle parking, other activities such as on-site vehicle inspection, maintenance, repairing and washing activities shall not be allowed in the proposed development.

**Reply:**

Car park will be used strictly for vehicle parking and maintained by on-site staff.

k) The ‘Condition of Working within Water Gathering Grounds’ should be complied.

**Reply:**

We understand and we will comply with it.

**Previous Application covering the Site on the  
Lam Tsuen Outline Zoning Plan**

**Rejected Application**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/NE-LT/544	Proposed Temporary Private Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	4.12.2015	R1-R2

**Rejection Reasons**

- R1. The proposed temporary private car park was not in line with the planning intention of the “Village Type Development” (“V”) zone for the area which was primarily intended for development of Small Houses by indigenous villagers. It was also not in line with the planning intention of the “Agriculture” (“AGR”) zone for the area which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission for a departure from such planning intentions, even on a temporary basis.
- R2. The proposed vehicular access for the car park located at the existing passing-bay at She Shan Road was not acceptable from traffic engineering point of view.

circumstances.

[Mr C.T. Lau, Senior Town Planner/Sha Tin, Tai Po and North (STP/STN), was invited to the meeting at this point.]

### **Agenda Item 10**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LT/544          Proposed Temporary Private Vehicle Park (Private Cars and Light Goods Vehicles only) for a Period of 3 Years in “Agriculture” and Village Type Development” zones, Lot 701 RP (Part) in D.D. 19, She Shan Tsuen, Tai Po  
(RNTPC Paper No. A/NE-LT/544)

17.          The Committee noted that replacement page 6 of the Paper had been dispatched to Members on 3.12.2015.

#### **Presentation and Question Sessions**

18.          Mr C.T. Lau, STP/STN, presented the application and covered the following aspects as detailed in the Paper :

- (a)    background to the application;
- (b)    the proposed temporary private vehicle park (private cars and light goods vehicles only) for a period of three years;
- (c)    departmental comments – departmental comments were set out in paragraph 9 of the Paper which were summarised as follows:
  - (i)    the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) did not support the application as the proposed

run-in/run-out of the car park would encroach onto the adjoining lot, namely Lot No. 696 RP in D.D. 19 and part of the allocation site, namely STLA No. 1380 allocated to Chief Engineer/Project Management, Drainage Services Department (CE/PM of DSD) up to 28.8.2017 for a drainage project, i.e. PWP Item No. 4332DS – Lam Tsuen Valley Sewerage Village Sewerage at She Shan (Remaining Part), San Tong, Wo Liu, Chak Kek & Ng Tung Chai, Tai Po. The applicants had no right to use other private lot and DSD's STLA site as run-in/run-out;

- (ii) the Commissioner for Transport (C for T) did not support the application from traffic engineering point of view. The proposed access connecting the site and She Shan Road was an unplanned one. As the proposed access encroached onto government land, the procedure under Cap. 370 Roads (Works, Use and Compensation) Ordinance might need to be considered. The proposed access was located at an existing passing-bay and rendered it not desirable from traffic engineering point of view. The DSD's contractor was currently using part of the applicant's proposed vehicular access for construction of the pumping station and CE/PM of DSD had been alerted that such arrangement, even for a temporary access, was undesirable and should be rectified to the satisfaction of the Transport Department;
- (iii) the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE of HyD) commented that the proposal affected slope feature No. 7NW-A/F100 and Lamppost no. EB5954 maintained by HyD. Moreover, the vehicular access encroached onto a passing-bay which might affect the operation of She Shan Road maintained by HyD;
- (iv) the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) had some reservations on the application from the landscape planning point of view as the car park

encroached upon the subject “Agriculture” (“AGR”) zone which was of good landscape quality. Approval of the application might set an undesirable precedent and encourage more development into “AGR” zone, altering the landscape character of the “AGR” zone. The car park should be confined within the “Village Type Development” zone; and

- (v) the Director of Agriculture, Fisheries and Conservation (DAFC) did not support the application from agricultural development point of view as there were active agricultural activities in the vicinity and the site itself had high potential for rehabilitation of agricultural activities. Other concerned departments had no objection to or no adverse comment on the application;
- (d) during the first three weeks of the statutory publication periods, eight public comments were received. One public comment from Lam Tsuen Valley Committee supported the application mainly for lack of parking spaces in the village. Seven public comments, including two from World Wide Fund For Nature Hong Kong, Green Power, two from Designing Hong Kong Limited and two individuals objected to the application mainly on the grounds of being not in line with the planning intention of “Village Type Development” (“V”) and “AGR” zones; adverse impacts on traffic, landscape, ecology and environment, flood risk management and integrity of the Site of Special Scientific Interest; vegetation clearance and suspected ‘destroy first, build later’ situation; and setting an undesirable precedent for similar applications. No local objection/view was received by the District Officer (Tai Po); and
- (e) the Planning Department (PlanD)’s views – PlanD did not support the application based on the assessments set out in paragraph 11 of the Paper. The site was partly zoned “V” (about 93%) and partly zoned “AGR” (about 7%). The proposed development was not in line with the planning intention of the “V” zone and that of the “AGR” zone. DLO/TP, LandsD and DAFC did not support, while CTP/UD&L, PlanD had reservation on

the application. C for T did not support the application from traffic engineering point of view and the drainage proposal submitted had not been accepted by CE/MN of DSD. A similar application (No. A/NE-LT/511) for a private vehicle park within the same “V” zone located to the south of the site across She Shan Road was rejected by the Committee on 8.8.2014. Approval of the application would set an undesirable precedent and encourage more development into the “AGR” zone altering the landscape character of the area. There was no strong planning justification in the submission for a departure for the planning intentions, even on a temporary basis. Regarding the public comments, the planning assessment and comments of government departments above were relevant.

19. The Chairman asked whether there were any justifications provided by the applicant for including a small portion of area zoned “AGR” in the application site. In response, Mr C.T. Lau, STP/STN said that the applicant had not provided any such information. That small piece of land was likely to be owned by ‘Tso Tong’.

20. The Chairman asked whether the main concern of departments was on the run-in/run-out of the proposed car park and whether approval condition could be imposed to address the concern. Mr C.T. Lau said that the proposed access of the car park would encroach upon an existing passing-bay and render it not desirable from traffic engineering point of view. In addition, DSD’s contractor was currently using part of the applicant’s proposed vehicular access for construction of the pumping station adjacent to the site. TD, whilst noting that the current access arrangement for the construction site of the pumping station was temporary in nature, considered it undesirable from traffic perspective to have two accesses located in close proximity to each other if the application was approved by the Committee. Mr Lau said that the technical concern with regard to the run-in/out of the proposed car park could be addressed upon the completion of the DSD’s sewerage project in 2016 when the traffic situation in the area could be ascertained at that time.

#### Deliberation Session

21. The Chairman was concerned that there were unauthorized parking spaces along

She Shan Road as shown on the aerial photo. He considered that if the traffic issue could be addressed, the proposed temporary car park could relieve the car parking problem. Members generally concurred with the Chairman's view and agreed that Planning Department could relay to the applicant that sympathetic consideration might be given to the application if the technical concern of the run-in/out of the proposed car park could be addressed and the small area zoned "AGR" be excluded from the application site.

22. After deliberation, the Committee decided to reject the application. The reasons were :

- “(a) the proposed temporary private car park is not in line with the planning intention of the “Village Type Development” zone for the area which is primarily intended for development of Small Houses by indigenous villagers. It is also not in line with the planning intention of the “Agriculture” zone for the area which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from such planning intentions, even on a temporary basis; and
- (b) the proposed vehicular access for the car park located at the existing passing-bay at She Shan Road is not acceptable from traffic engineering point of view.”

**Agenda Item 11**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LT/554      Proposed House (New Territories Exempted House - Small House) in  
“Agriculture” zone, Lots 298 S.B ss.1 RP and 298 S.B ss.2 in D.D. 8,  
Tai Mong Che Village, Tai Po  
(RNTPC Paper No. A/NE LT/554)



**Similar Applications within “V” zone  
on the Lam Tsuen Outline Zoning Plan**

**Approved Applications**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>
A/NE-LT/250	Temporary Open Car Park for a Period of 3 Years	4.5.2001
A/NE-LT/314	Temporary Open Car Park for a Period of 3 Years	14.5.2004
A/NE-LT/372	Temporary Open Car Park for a Period of 3 Years	7.6.2007
A/NE-LT/403	Renewal of Planning Approval for Temporary Open Public Car Park for a Period of 3 Years	7.5.2010
A/NE-LT/501	Temporary Open-Air Public Car Park for a Period of 3 Years	4.4.2014
A/NE-LT/766	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	16.8.2024

### **Rejected Application**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/NE-LT/511	Proposed Temporary Private Car Park for a Period of 3 Years	8.8.2014	R1-R2

### **Rejection Reasons**

- R1. The proposed development was not in line with the planning intention of the “Village Type Development” (“V”) zone which was to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone was primarily intended for the development of Small Houses by indigenous villagers. It was also intended to concentrate “V” within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. There was no strong planning justification in the submission to justify a departure from the planning intention.
- R2. The applicant failed to demonstrate that the proposed development would not cause adverse geotechnical and drainage impacts on the surrounding areas.

**Detailed Comments from Relevant Government Departments**

**1. Land Administration**

Comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD):

- he has no objection to the application;
- the application site (the Site) falls within Lot 701 RP (Part) in D.D. 19, which is an Old Schedule Agricultural Lots 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;
- there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access (EVA) thereto;
- no Small House application was received for the Site; and
- his advisory comments are at **Appendix IV**.

**2. Drainage**

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

- should the application be approved, approval conditions on the submission and implementation of the drainage proposal to the satisfaction of Director of Drainage Services or of the Town Planning Board are required to ensure that the applied use will not cause adverse drainage impact to the adjacent area; and
- her advisory comments are at **Appendix IV**.

**3. Water Supply**

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- he has no objection to the application and approval conditions for this application to be included as follows:
  - (a) the implementation of preventive, control and mitigation measures

identified in the accepted risk assessment report on pollution or contamination to the Water Gathering Ground to the satisfaction of the Director of Water Supplies; and

(b) the proposed use should not cause any water pollution to the upper indirect Water Gathering Ground at any time during the planning approval period.

- his advisory comments are at **Appendix IV**.

#### **4. Fire Safety**

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

- he has no in-principle objection to the application subject to the provision of fire service installations and water supplies for firefighting being provided to his satisfaction; and
- his advisory comments are at **Appendix IV**.

#### **5. Other Departments**

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

- Director of Agriculture, Fisheries and Conservation;
- Director of Environmental Protection;
- Project Manager/North, Civil Engineering and Development Department (CEDD);
- Head of Geotechnical Engineering Office, CEDD;
- Chief Highway Engineer/New Territories East, Highways Department;
- Commissioner of Police;
- Executive Secretary of Antiquities and Monuments Office, Development Bureau; and
- District Officer/Tai Po, Home Affairs Department

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
  - i. *the lot owners shall apply to LandsD for a Short Term Waiver (STW) to permit the structure(s) erected (if any) or to be erected within the said private lot(s). The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered; and*
  - ii. the applicant will likely make use of the adjoining Government land for access to the Site. The maintenance and management responsibility of the said Government land and any other Government land leading to the Site should be sorted out with the relevant government departments, prior to the use of access purpose;
- (d) to note the comments of the Commissioner for Transport (C for T) that as the dimension of a private car parking space shall be 2.5m x 5.0m in accordance with the Hong Kong Planning Standards and Guidelines and the applicant should revise the layout plan. The applicant should also note that sufficient maneuvering spaces shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/ from public roads. The strip of Government land adjoining the Site and She Shan Road is not under Transport Department (TD)'s purview. The applicant should obtain consent of the managing departments of the strip of land for using it as the vehicular access to the Site;
- (e) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The access road branching off She Shan Road to the Site is not and will not be maintained by HyD. HyD should not be responsible for maintaining the access road branching off from She Shan Road to the Site;

- (f) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the relevant mitigation measures and requirements in “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” and to meet the statutory requirements under relevant pollution control ordinances;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - i. DSD also required to use the access road to access the Lam Tsuen Valley Sewage Pumping Station No. 1 (LTVSPS No. 1) which the Site’s run-in and run-out will be situated. The applicant should not block the access at all time. Any blockage of the access road to LTVSPS No. 1 may affect operation of the SPS;
  - ii. there is no existing/ planned DSD’s stormwater drainage pipes available for connection in the vicinity of the Site;
  - iii. DSD’s maintained public sewers exist in the vicinity but the feasibility of sewerage connection is subject to the invert level of discharge connection pipe leading from the Site. The applicant shall demonstrate the technical feasibility of sewerage connection. Should the applicant choose to dispose of the sewage of the proposed use through other means, views and comments from the Environmental Protection Department should be sought;
  - iv. the applicant should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development of the Site. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works. Please be reminded that the runoff within the subject premise including the runoff from the rooftop shall be served by a designated stormwater collection and discharge system and shall not be drained to the public sewerage network; and
  - v. the applicant shall resolve any conflict/ disagreement with relevant lot owner(s) and seek LandsD’s permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the Site;

- (h) to note the comment of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that the applicant shall be required to follow and implement the preventive, control and mitigation measures proposed in the submission under the conditions of approval. Additional mitigation measures may be required when the actual situation renders the initial submissions and/ or undertakings inviable. Should pollution be detected in future due to the proposed use, immediate remedial action to clear the pollution must be taken by the grantee. The acceptance of the drainage proposal and its implementation should be subject to the jurisdiction of DSD;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
- i. in consideration of the design/nature of the proposal, fire services installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs for his approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans;
  - ii. the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. If there is electric vehicle charging station involved, the requirement of Fireman's Emergency Switch is appended should be complied with (**Appendix VII**);
- (j) to note the comments of the Executive Secretary of Antiquities and Monuments Office, Development Bureau (ES(AMO), DEVB) that the Site falls within She Shen Tsuen Site of Archaeological Interest. In view of the location and scope of the proposed use, AMO has no objection in principle to the proposed use from the heritage conservation perspective. However, pursuant to the Antiquities and Monuments Ordinance, Cap. 53, the applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works.

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-LT/779

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

林林社山村發展及興建停車場，極高需要

「提意見人」姓名/名稱 Name of person/company making this comment 陳先生 (姓)

簽署 Signature

日期 Date 18-3-2025



2

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

250330-123529-80629

**提交限期****Deadline for submission:**

01/04/2025

**提交日期及時間****Date and time of submission:**

30/03/2025 12:35:29

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

A/NE-LT/779

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

先生 Mr. Kenneth Chan

**意見詳情****Details of the Comment :**

1. 申請地區為地勢較低的地區，近年來發生嚴重的水浸問題
2. 佔地面積過大，影響其他附近業主土地使用
3. 主入口被佔用會導致危險發生及爭議
4. 提交申請者未獲得村民同意有關安排，未經充分內部溝通就批准申請規劃，極有可能產生爭議

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**From:**  
**Sent:** 2025-03-31 星期一 02:24:02  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/NE-LT/778 and 779 She Shan Tsuen

A/NE-LT/779

Lot 701 RP (Part ) in D.D. 19, She Shan Tsuen, Tai Po

Site area: About 1,500.00m<sup>2</sup>

Zoning "VTD"

Applied Use: 50 Private Vehicle Park

Dear TPB Members,

544 rejected back in Dec 2015 but the parking lot continued to operate. One has to question why no enforcement action was taken over the decade? But of course its NT and rules and regulations are only enforced in urban districts.

Then application is therefore a mere legitimization of any existing operation.

No mention of any provision of charging facilities for EVs. This is quite a large parking facility so there should be some provision.

Presumably the issue of access to She Shan Road has been resolved to the satisfaction of TD?

Members questions please.

Mary Mulvihill

~~A/NE LT/778~~

~~Lots 694 RP (Part) and 695 RP in D.D. 19, She Shan Tsuen, Tai Po~~

~~Site area: About 579sq.m~~

~~Zoning; "VTD"~~

~~Applied use: 28 Private Vehicle Park~~

~~Dear TPB Members,~~

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

~~This application is also by Chan Tsz Shing Tso, locations very close so should be considered together.~~

This is a parking lot with no previous approval.

So same issues, why no enforcement and no provision of EV charging.

Mary Mulvihill

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**From:**

**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>

**Date:** Monday, 2 November 2015 1:02 AM HKT

**Subject:** Fwd: A/NE-LT/544 She Shan Tsuen

Previous objections upheld.

Moreover if NT villagers want to have vehicles then they should convert a room of their spacious 2,100sqft homes into drive in parking facilities.

This is in line with world wide practices.

Mary Mulvihill

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**From:**

**To:** "tpbpd" <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>

**Sent:** Friday, August 14, 2015 1:11:24 AM

**Subject:** A/NE-LT/544 She Shan Tsuen

A/NE-LT/544

Location/Address Lot 701 RP (Part ) in D.D. 19, She Shan Tsuen, Tai Po

Site area: About 1,600.00 m<sup>2</sup>

Zoning "Agriculture" and "Village Type Development"

Applied Use/Development: Temporary Private Vehicle Park 58 spaces

Dear TPB Members,

The proposed use, vehicle park, is an inefficient use of land.

While the government is considering the construction of multi storey towers to accommodate storage and parking in order to release brownfield sites for redevelopment it would be unacceptable to grant approval of an application that perpetuates the inefficient land use that these facilities represent, whereby a large surface area is used to accommodate a relatively small enterprise.

TPB should reject this application as it is incompatible with the designated zoning and its approval would encourage similiar applications in the future.

Mary Mulvihill

**Requirements for the Fireman's Emergency Switch**

1. A fireman's emergency switch conforming EMSD's Code of Practice shall be provided to cut off the power supply of **all** EV charging facilities within the car parking facilities.
2. The switch shall be situated in a conspicuous position, yet out of reach of the public in general. Thus, switch(es) provided at vehicle entrance(s) shall be positioned no more than 3m but not less than 2.5 from ground level. Where more than one fireman's emergency switch is installed on any one building, such switches shall be clearly marked to distinguish one from another.
3. In case the switch is installed at a location other than the vehicle entrance, notice plate(s) shall be provided at conspicuous location(s) of vehicle entrance(s) acceptable to the Director of Fire Services to indicate the location of fireman's emergency switch.
4. The 'ON' and 'OFF' position of the fireman's emergency switch shall be conventional (i.e. push upward – 'OFF'; push downward – 'ON') and clearly indicated by lettering legible to a person standing on the ground at the intended site.
5. The switch is to be affixed on a board approximately 300 mm long by 250 mm wide, which is painted white and edged with a 50 mm red border. The inscription 'EV CHARGING FACILITIES – FIREMAN'S SWITCH' in English is to be painted on the top and '電動車充電設施 消防員開關掣' in Chinese at the bottom of the board in black. The switch is to be positioned in the middle of the board.