

2025年 3月 2 日

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。

21 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.

Appendix I of RNTPC  
Paper No. A/NE-LT/780

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



2500322

11/2

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-LT/780
	Date Received 收到日期	21 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)

Lam Yi Chan Tong 林義珍堂

Lam Kiu Chung (Manager) 林僑忠(司理)

### 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)

### 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 Nos. 1125(Part) & 1132 RP (Part) in D.D.7 Kau Liu Ha, Tai Po, New Territories 新界大埔較寮下 大埔丈量約份第7約地段1125號 (部分) 及 1132 號余段(部分)  (Appendix H) (Appendix A) (Appendix B)
(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 960.6 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 NA 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)	NA 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	Lam Tsuen Outline Zoning Plan 林村分區計劃大綱圖 S/NE-LT/11 (Appendix C)
(e) Land use zone(s) involved 涉及的土地用途地帶	V Zone and AGR Zone (Appendix B)
(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)

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

The applicant 申請人 -

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

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

#### 5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at 06/02/2025 (DD/MM/YYYY), this application involves a total of 3 "current land owner(s)".  
根據土地註冊處截至 2025 年 02 月 06 日的記錄，這宗申請共牽涉 3 名「現行土地擁有人」。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」同意的詳情		
No. of "Current Land Owner(s)" 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
2	Lot No.1132 RP in D.D.7 (Appendix I)	27/02/2025

(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）

NA

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



## 6. Type(s) of Application 申請類別

## (A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	臨時私人停車場 (只限私家車) 及相關填土工程 (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	three years
	<input type="checkbox"/> month(s) 個月	NA
(c) Development Schedule 發展細節表		
Proposed uncovered land area 擬議露天土地面積	960.6	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	NIL	sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	NIL	
Proposed domestic floor area 擬議住用樓面面積	NA	sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	NA	sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	NA	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)		
NA		
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	22	
Motorcycle Parking Spaces 電單車車位	NA	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NA	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NA	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NA	
Others (Please Specify) 其他 (請列明)	NA	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位	NA	
Coach Spaces 旅遊巴車位	NA	
Light Goods Vehicle Spaces 輕型貨車車位	NA	
Medium Goods Vehicle Spaces 中型貨車車位	NA	
Heavy Goods Vehicle Spaces 重型貨車車位	NA	
Others (Please Specify) 其他 (請列明)	NA	

Proposed operating hours 擬議營運時間 6:00 AM to 12:00 AM (Monday to Sunday)																																	
(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 checked="" 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)) (Appendix H) Hang Kai Lane 坑溪里																															
	No 否	<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"/>																															
(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 checked="" 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/或挖土的細節及範圍)  <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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 960.6 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.11 ..... m 米 <input checked="" 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 checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															



	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>NA (No tree felling)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas**  
**位於鄉郊地區或受規管地區臨時用途/發展的許可續期**

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(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>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</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。

Appendix A - Lot Index Plan - Lots No.1125(Part) & 1132 RP (Part) in D.D.7

Appendix B - Existing/Proposed Temporary Public Vehicle Layout Plan

Appendix C - Lam Tsuen Outline Zoning Plan - S/NE-LT/11

Appendix D - Photo of the Subject Site

Appendix E - Ownership of the Lots

Appendix F - Justification

Appendix G - Previous Temporary Public Park Approval Letter from Planning Department

Appendix H - Existing/Proposed Temporary Public Vehicle Layout Plan & Area for the entrance & Exit

Appendix I - 土地擁有人的同意



**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

林福忠

林福忠

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

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

10/02/2025

(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	<b>Lot Nos. 1125 (Part) &amp; 1132 RP (Part) in D.D.7            Kau Liu Ha, Tai Po, New Territories</b>
Site area 地盤面積	<b>960.6 sq. m 平方米</b> <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 <b>NA</b> sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	<b>Lam Tsuen Outline Zoning Plan            林村分區計劃大綱圖            S/NE-LT/11</b> <div style="text-align: right;">(Appendix C)</div>
Zoning 地帶	<b>V Zone and AGR Zone            鄉村式發展及農業</b> <div style="text-align: right;">(Appendix C)</div>
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 <div style="margin-left: 40px;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u>      <input type="checkbox"/> Month(s) 月 <u>NA</u> </div> <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 <div style="margin-left: 40px;"> <input type="checkbox"/> Year(s) 年 _____      <input type="checkbox"/> Month(s) 月 _____         </div>
Applied use/ development 申請用途/發展	<b>臨時私人停車場(只限私家車) 及相關填土工程 (為期3年)</b>



(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		
	Non-domestic 非住用		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		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		22
	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) _____ _____		22
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		NA

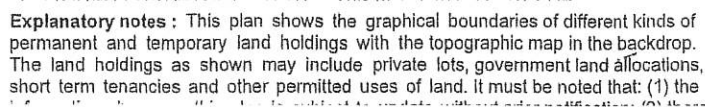
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<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"/>
<small>Lot index plan, existing proposed temporary public vehicle layout plan, lam tsuen outline zoning plan, photo of the subject site, ownership of the lots, justification, approval letter from planning department, existing/proposed temporary public layout plan &amp; area for the entrance &amp; exit, 土地擁有人同意</small>		
<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/> <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.

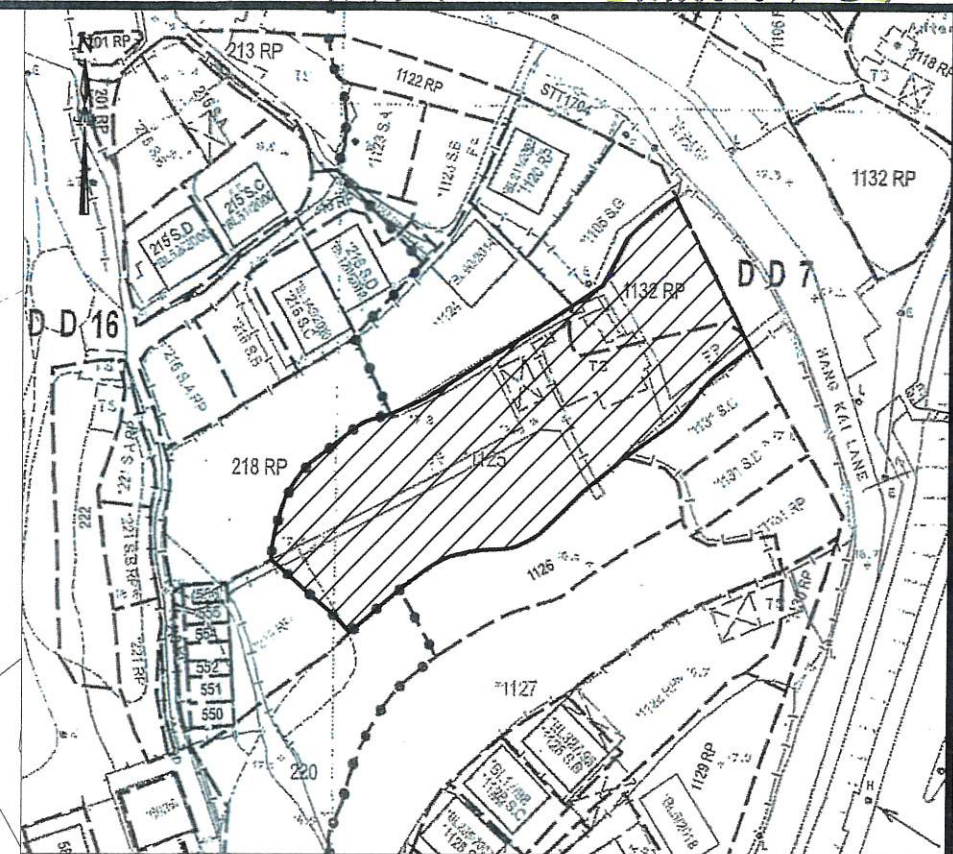
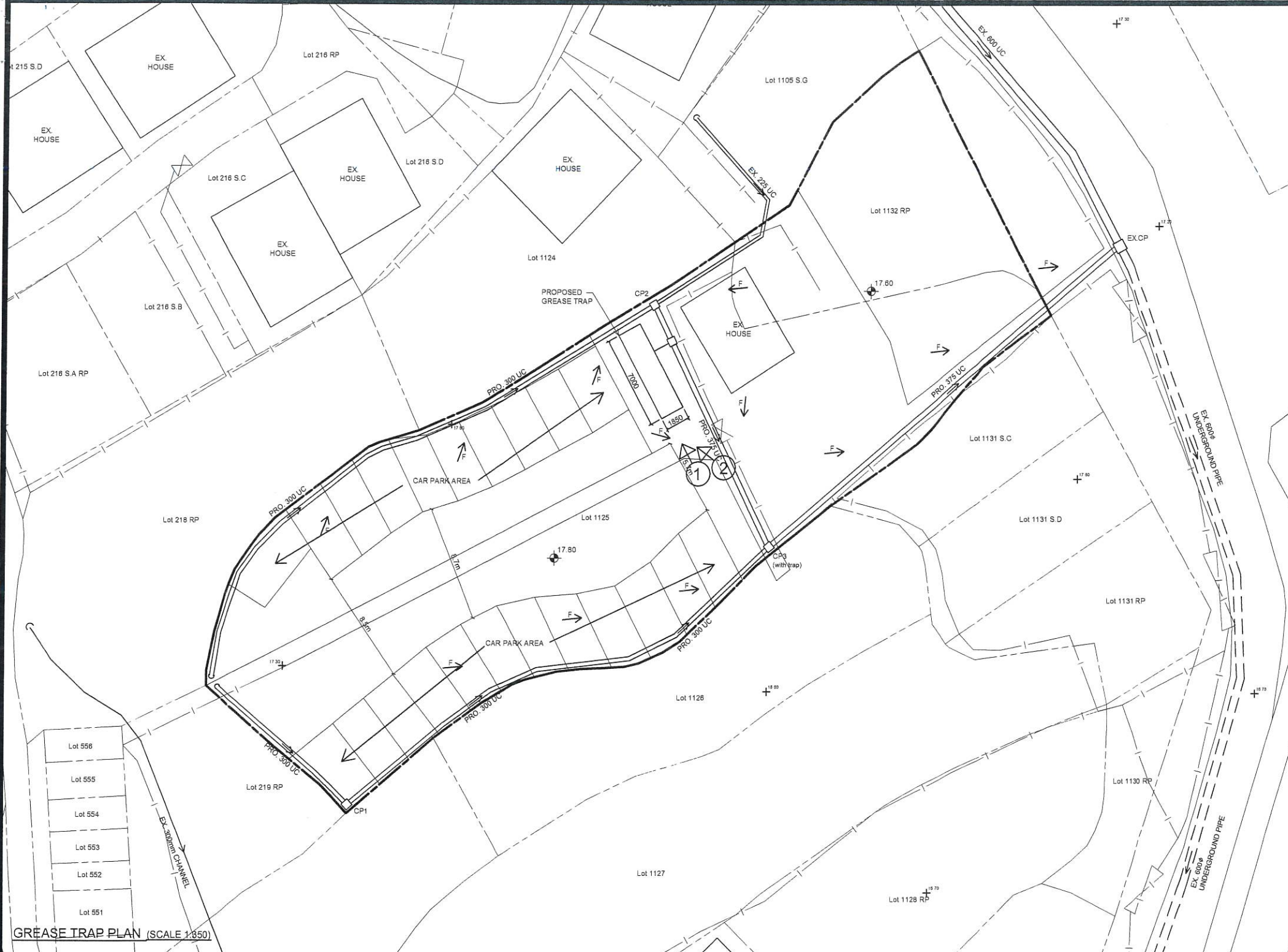
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



## Appendix A





















**BLOCK PLAN** (SCALE 1 : 1000)

COLOUR INDICATION

- |                          |                            |
|--------------------------|----------------------------|
| <input type="checkbox"/> | PROPOSED GREASE TRAP       |
| <input type="checkbox"/> | PROPOSED STORMWATER WORKS  |
| <input type="checkbox"/> | PROPOSED SEWERAGE PIPELINE |
| <input type="checkbox"/> | CONCRETE WORKS             |
| <input type="checkbox"/> | CAR PARK AREA              |

LEGEND

- |   |  |
|---|--|
|  | FLOW PATTERN                                       |
|  | SUBJECT LOT BOUNDARY                               |
|  | SUBJECT BUILDING LINE                              |
|  | 300mm U-CHANNEL with<br>CONC./C.I. COVER           |
|  | 225mm STEP CHANNEL                                 |
|  | PROPOSED 75mm UPVC PIPE<br>FOR RAINWATER ROOF FALL |
|  | PROPOSED 150/200mm UPVC<br>SOIL AND WASTE PIPE     |
|  | EXISTING STORMWATER MANHOLE                        |
|  | PROPOSED STORMWATER CATCHPIT                       |
|  | PROPOSED SEWERAGE MANHOLE                          |
|  | EXISTING GOVERNMENT SEWERAGE MANHOLE               |
|  | PROPOSED SEWERAGE TERMINAL MANHOLE                 |
| C.I.L.  | COVER LEVEL  |
| I.L.  | INVERT LEVEL                                       |
| D.T.L.  | DISCONNECTING TRAP LEVEL                           |
|  | GREASE TRAP  |
|  | CAR PARK AREA                                      |

GENERAL NOTES FOR GREASE INTERCEPTOR :

1. GREASE INTERCEPTOR WILL BE PROVIDED UNDERGROUND BELOW EXISTING GROUND LEVEL.
2. COVER OF GREASE TRAP SHOULD BE LIGHT BUT STRONG MATERIAL TO FACILITATE REMOVAL FOR TRAP CLEANING.
3. SURFACE WATER IS TO BE EXCLUDED FROM THE GREASE TRAP BY THE PROVISION OF KERBS OR SURFACE CHANNELS.
4. GREASE TRAP SHOULD BE SITUATED IN A LOCATION CLOSE TO THE SITE BOUNDARY PRIOR TO DISCHARGING TO PUBLIC DRAINAGE SYSTEM. THE LOCATION OF THE GREASE TRAP SHOULD BE EASILY ACCESSIBLE FOR INSPECTION AND CLEANING.

REVISION		
NO.	DATE	
1a	05/2022	AMENDED
1b	06/2022	AMENDED
1c	03/2023	RECORD

THIS SET OF DRAWING INCLUDES:

DLO Ref.:		
Our Ref.:		
	NAME	DATE
DRAWN	Veronica Chiu	02/2022
CHECKED	Vincent Li	02/2022

PROJECT		
---------	--	--

LOT No. 1125 (part) and 1132 RP  
(part)  
in D.D.7,  
KAU LIU HA,  
LAM TSUEN,  
TAI PO, N.T.

DRAWING TITLE	
---------------	--

BLOCK PLAN,  
GREASE TRAP PLAN,  
DETAILS AND NOTES

DRAWING NO.	SCALE
P - 1c	AS SHOWN

**WINLI**  
永利建設  
**CONSULTING**  
**ENGINEERS**

## SITE PHOTO



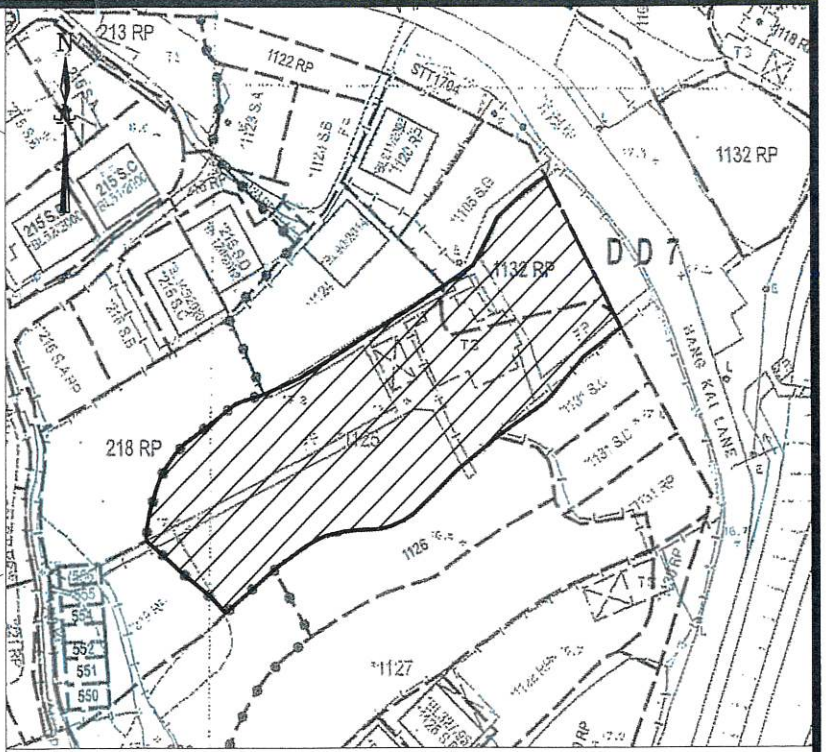
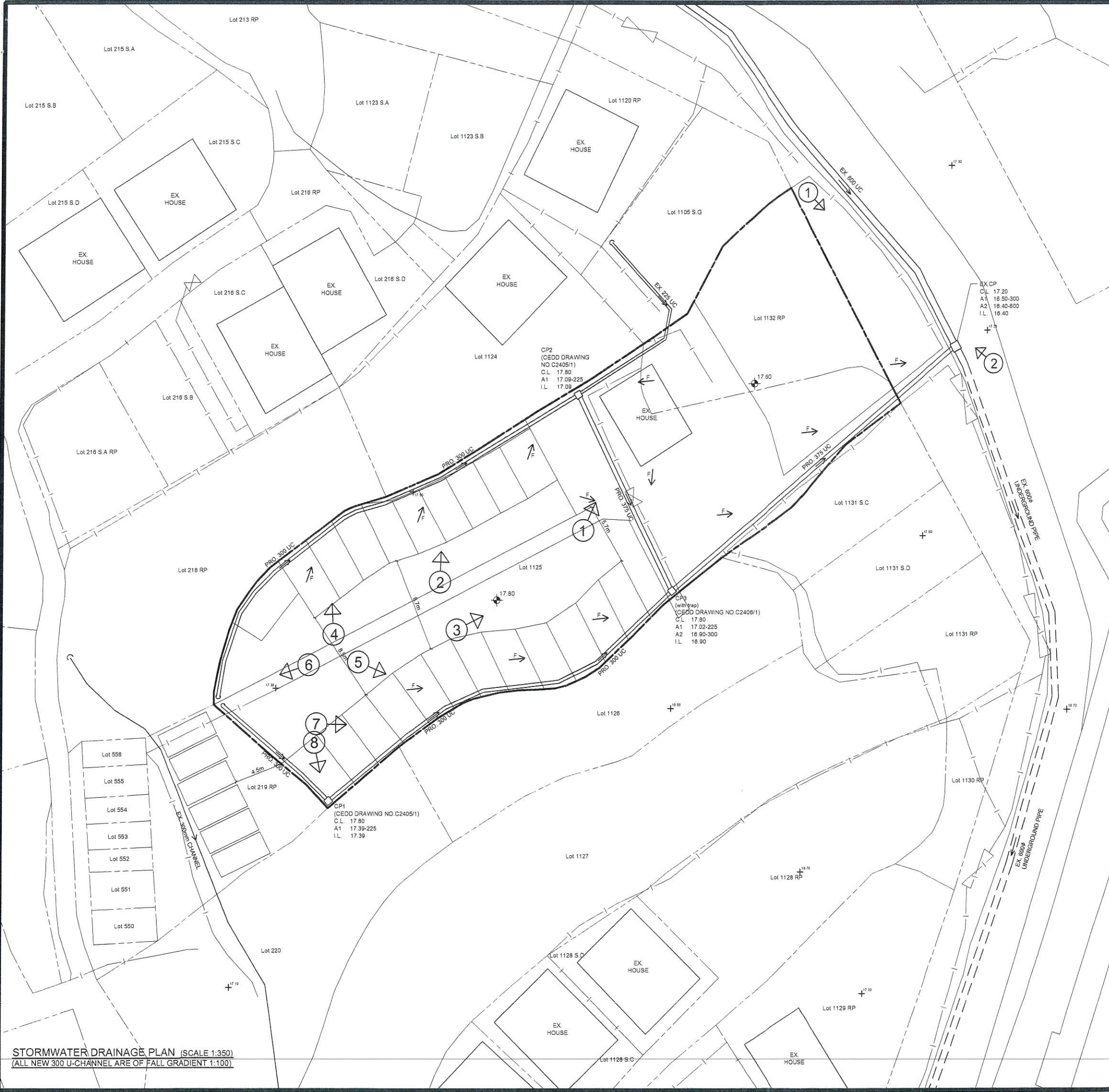
Photo - 01



Photo - 02

## RECORD PLAN

















BLOCK PLAN (SCALE 1 : 1000)

## RECORD PLAN

COLOUR INDICATION

<input type="checkbox"/>	PROPOSED STORMWATER WORKS
<input type="checkbox"/>	PROPOSED SEWERAGE PIPELINE
<input type="checkbox"/>	CONCRETE WORKS
<input type="checkbox"/>	STEEL WORKS

LEGEND

	FLOW PATTERN
	SUBJECT LOT BOUNDARY
	SUBJECT BUILDING LINE
	300mm U - CHANNEL with CONC./C.I COVER
	225mm STEP CHANNEL
	PROPOSED 75mm UPVC PIPE FOR RAINWATER ROOF FALL
	PROPOSED 150mm UPVC SOIL AND WASTE PIPE
	EXISTING STORMWATER MANHOLE
	PROPOSED STORMWATER CATCHPIT
	PROPOSED SEWERAGE MANHOLE
	EXISTING GOVERNMENT SEWERAGE MANHOLE
	PROPOSED SEWERAGE TERMINAL MANHOLE
C.L.	COVER LEVEL
I.L.	INVERT LEVEL
D.T.L.	DISCONNECTING TRAP LEVEL

NOTES FOR DRAINAGE WORKS

1. Concrete mix to be grade 30D/20 design mix and complying with CSI: 1990.
2. Binding layer to be grade 15P mix.
3. Concrete cover to main steel bar to be 50mm.
4. Reinforcement marked "R" denote mild steel bar (fy=250 MPa) and marked "Y" denote high tensile steel bar (fy=460 MPa) in compliance with B.S 4449: 1988 and CS2: 1995.
5. Confirm that the invert levels of inlet u-channels and outlet u-channels are the same.
6. Confirm that the levels of inlet invert and outlet invert of the proposed catchpits are the same.

REVISION		
NO.	DATE	
1a	05/2022	AMENDED RECORD
1b	03/2023	

THIS SET OF DRAWING INCLUDES:

DLO Ref.:		
Our Ref.:		
	NAME	DATE
DRAWN	Veronica Chiu	02/2022
CHECKED	Vincent Li	02/2022

PROJECT

PROPOSED  
STORMWATER  
DRAINAGE WORKS on  
LOT No. 1125 (part) and 1132 RP  
(part)  
in D.D.7,  
KAU LIU HA,  
LAM TSUEN,  
TAI PO, N.T.

DRAWING TITLE

BLOCK PLAN,  
STORMWATER  
DRAINAGE PLAN,  
DETAILS AND NOTES

DRAWING NO.	SCALE
D - 1b	AS SHOWN

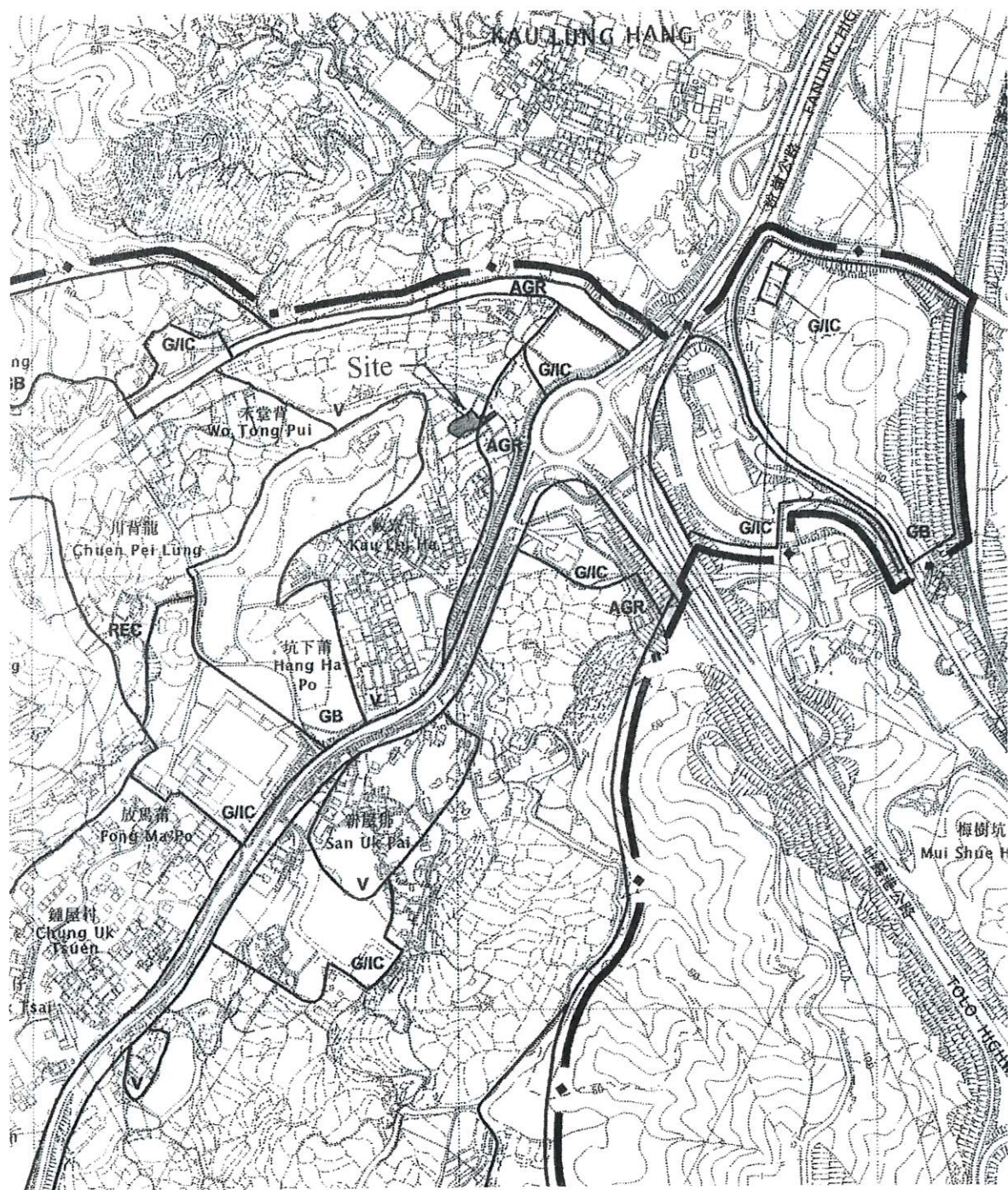
**WINLI**  
永利建設  
**CONSULTING**  
**ENGINEERS**

STORMWATER DRAINAGE PLAN (SCALE 1:350)  
(ALL NEW 300 U-CHANNEL ARE OF FALL GRADIENT 1:100)



## EXTRACT PLAN

From O.Z.P. S/NE-LT/11



SCALE 1:7500



Site Photo

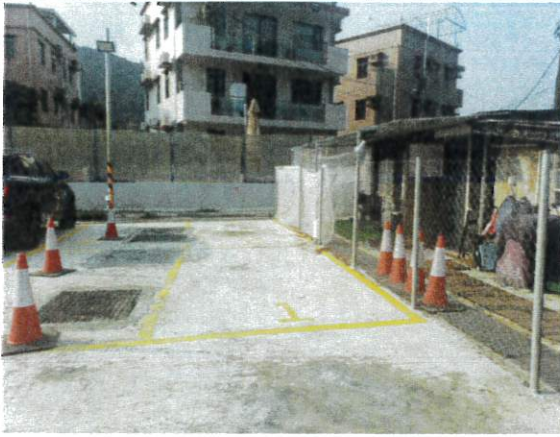


Photo - 01



Photo - 02

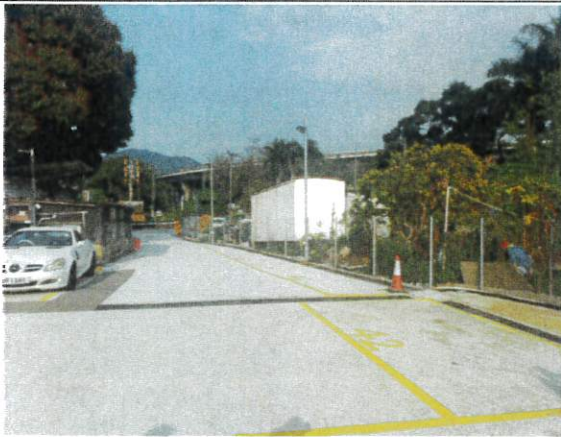


Photo - 03



Photo - 04



Photo - 05



Photo - 06



Photo - 07



Photo - 08

LOT No. 1125 (part) and 1132 RP (part) in D.D.7,  
KAU LIU HA, LAM TSUEN, TAI PO, N.T.



**Subject: Request for Extension for Car Park Planning Permission Renewal (A/NE-TL/702)**

Dear Planning Authority,

I, Mr. Lam Kiu Chung, manager of Lam Yi Chan Tong, hereby formally apply for the renewal of temporary planning permission (A/NE-TL/702) for the private car park serving Kau Liu Ha Village and Hang Ha Po Village.

The original permit, granted on January 9, 2023, authorized the land-use conversion for community convenience and is set to expire on January 14, 2025. Attached are copies of the approval letter and associated conditions (A/NE-TL/702-COND).

We recognize the late submission of this renewal application and deeply regret the oversight. Complying with the original permit's stringent conditions required substantial financial, time, and labor investments, all of which we fulfilled diligently.

Unfortunately, due to my advanced age (88), declining health, and limited experience with procedural complexities, the renewal process proved unexpectedly challenging, resulting in this delay. I take full responsibility and humbly appeal for your understanding and leniency to grant an extension.

We acknowledge the Town Planning Board's requirement to submit extension applications at least six weeks before expiry and that lapsed permissions cannot be revived.

However, given our compliance history and the car park's critical role for local residents, we respectfully request an exception.

We pledge to prioritize adherence to deadlines moving forward and will implement safeguards to prevent recurrence.

Thank you for your consideration.

Sincerely,

**Mr. Lam Kiu Chung**

Manager, Lam Yi Chan Tong

**Subject: Request for Extension for Car Park Planning Permission (A/NE-TL/702)**

Dear Planning Authority,

I, Mr. Lam Kiu Chung, manager of Lam Yi Chan Tong, hereby formally apply for temporary planning permission for the private car park serving Kau Liu Ha Village and Hang Ha Po Village.

The original permit, granted on January 9, 2023, authorized the land-use conversion for community convenience and is set to expire on January 14, 2025. Attached are copies of the approval letter and associated conditions (A/NE-TL/702-COND).

We recognize the late submission of this renewal application and deeply regret the oversight. Complying with the original permit's stringent conditions required substantial financial, time, and labor investments, all of which we fulfilled diligently.

Unfortunately, due to my advanced age (88), declining health, and limited experience with procedural complexities, the renewal process proved unexpectedly challenging, resulting in this delay. I take full responsibility and humbly appeal for your understanding and leniency to grant an extension.

We acknowledge the Town Planning Board's requirement to submit extension applications at least six weeks before expiry and that lapsed permissions cannot be revived.

However, given our compliance history and the car park's critical role for local residents, we respectfully request an exception.

We pledge to prioritize adherence to deadlines moving forward and will implement safeguards to prevent recurrence.

Thank you for your consideration.

Sincerely,

**Mr. Lam Kiu Chung**

Manager, Lam Yi Chan Tong



## 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



Appendix G  
Planning Department Page 1

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: TPB/A/NE-LT/702-2 (EOT)  
電話號碼 Tel. No.: 2158 6274  
傳真機號碼 Fax No.: 2691 2806/2696 2377

**By Post**

(3 pages + attachment)

11 January 2023

Mr. LAM Kiu Chung

Dear Sir,

**Proposed Temporary Private Vehicle Park (Private Cars Only)  
for a Period of 3 Years and Filling of Land in “Village Type Development” and  
“Agriculture” Zones, Lots 1125 (Part) and 1132 RP (Part) in D.D. 7  
Kau Liu Ha, Lam Tsuen, Tai Po, New Territories  
(Section 16A application No. A/NE-LT/702-2)**

I refer to your application, which was received by the Town Planning Board (TPB) on 9.1.2023, seeking planning permission for Class B amendment to extend the time for compliance of planning condition of an approved proposal for temporary private vehicle park (private cars only) for a period of three years until 14.1.2025 and filling of land under Application No. A/NE-LT/702.

In order to closely monitor the situation in compliance with approval condition (e), a shorter compliance period of 3 months instead of six months sought is granted.

After giving consideration to your application, the Assistant Director of Planning/New Territories, under the delegated authority of the TPB, approved your application for amendment to permission under section 16A of the Town Planning Ordinance (the Ordinance) on the terms of the application as submitted to the TPB and subject to the following conditions (please refer to the Secretary of the TPB's letter to you dated 28.1.2022 (copy enclosed) on the relevant approval conditions):

- no vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked/stored on the site at any time during the planning approval period under approval condition (a);
- only private cars as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period under approval condition (b);

- no vehicle inspection, maintenance, repairing and washing activities shall be carried out at the site at any time during the planning approval period under approval condition (c);
- no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period under approval condition (d);
- the provision of boundary fencing on the site as required under approval condition (e) to the satisfaction of the Director of Planning or of the TPB by **14.4.2023**;
- the implementation of the drainage proposal as required under approval condition (g) to the satisfaction of the Director of Drainage Services or of the TPB by **14.4.2023**;
- the implementation of the proposal on grease trap and petrol interceptor as required under approval condition (i) to the satisfaction of the Director of Water Supplies or of the TPB by **14.4.2023**;
- the implementation of the fire service installations proposal as required under approval condition (k) to the satisfaction of the Director of Fire Services or of the TPB by **14.4.2023**;
- if any of the above planning conditions (a), (b), (c) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice according to approval condition (l); and
- if any of the above planning conditions (e), (g), (i) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice according to approval condition (m).

You are also advised to note the advisory clauses set out at Appendix IV of the TPB paper.

You are reminded to **strictly** adhere to the time limits for complying with the planning conditions with specified compliance periods. If you wish to apply for extension of time for compliance with such planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B.

It is noted that the progress on compliance with the approval condition is slow. Please expedite your action to comply with the approval conditions. No further extension would be granted unless under very exceptional circumstances.

This temporary permission will lapse on 15.1.2025. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. This is to allow sufficient time for processing in accordance with the Ordinance and to ensure that the TPB, in considering the renewal application, can take into account the planning circumstances at the time nearer to the expiry of the planning approval. For details, please refer to the TPB Guidelines No. 34D. However, the TPB is under



no obligation to renew the temporary permission.

Under section 17(1) of the Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform the Secretariat of the TPB (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel. No. 2231 4810 or 2231 4835 and Fax No. 2877 0245 or 2522 8426) within 21 days from the date of this letter (on or before 1.2.2023). The Secretariat of the TPB will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

If you have any queries regarding this planning permission, please contact Mr. Benson LAU (Tel: 2158 6225) or Mr. Kevin LAU (Tel: 2158 6242) of the Sha Tin, Tai Po & North District Planning Office.

Yours faithfully,



( Margaret CHAN )  
for Assistant Director of  
Planning/New Territories  
Planning Department

Internal

AD of Plan/B

PSO/TA

SSO/TPB(2) (also with soft copy via email)

SSO/NTHQ

Site Record

MC/KL/BL/CL/cl

城市規劃委員會

香港北角渣華道三百三十三號  
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices  
333 Java Road, North Point,  
Hong Kong.

傳真 Fax: 2877 0245 / 2522 8426

By Post

電話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/NE-LT/702

28 January 2022

Lam Yi Chan Tong & Lam Kiu Chung (Manager)

(Attn.: Mr. Lam)

Dear Sir/Madam,

**Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years and Filling of Land in "Village Type Development" and "Agriculture" Zones, Lots 1125 (Part) and 1132 RP (Part) in D.D. 7, Kau Liu Ha, Lam Tsuen, Tai Po**

I refer to my letter to you dated 10.1.2022.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 14.1.2025 and is subject to the following conditions:

- (a) no vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked/stored on the site at any time during the planning approval period;
- (b) only private cars as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (c) no vehicle inspection, maintenance, repairing and washing activities shall be carried out at the site at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) the provision of boundary fencing on the site within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 14.7.2022;
- (f) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 14.7.2022;



- (g) in relation to (f) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 14.10.2022;
- (h) the submission of a proposal on grease trap and petrol interceptor within 6 months from the date of planning approval to the satisfaction of the Director of Water Supplies or of the TPB by 14.7.2022;
- (i) in relation to (h) above, the implementation of the proposal on grease trap and petrol interceptor within 9 months from the date of planning approval to the satisfaction of the Director of Water Supplies or of the TPB by 14.10.2022;
- (j) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 14.7.2022;
- (k) in relation to (j) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 14.10.2022;
- (l) if any of the above planning condition (a), (b), (c) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (m) if any of the above planning condition (e), (f), (g), (h), (i), (j) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix IV of the TPB Paper.

You are reminded to strictly adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website ([www.info.gov.hk/tpb/](http://www.info.gov.hk/tpb/)), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 15.1.2025. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 14.1.2022 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 18.2.2022). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Ms. Kathy Chan of Sha Tin, Tai Po & North District Planning Office at 2158 6242. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,

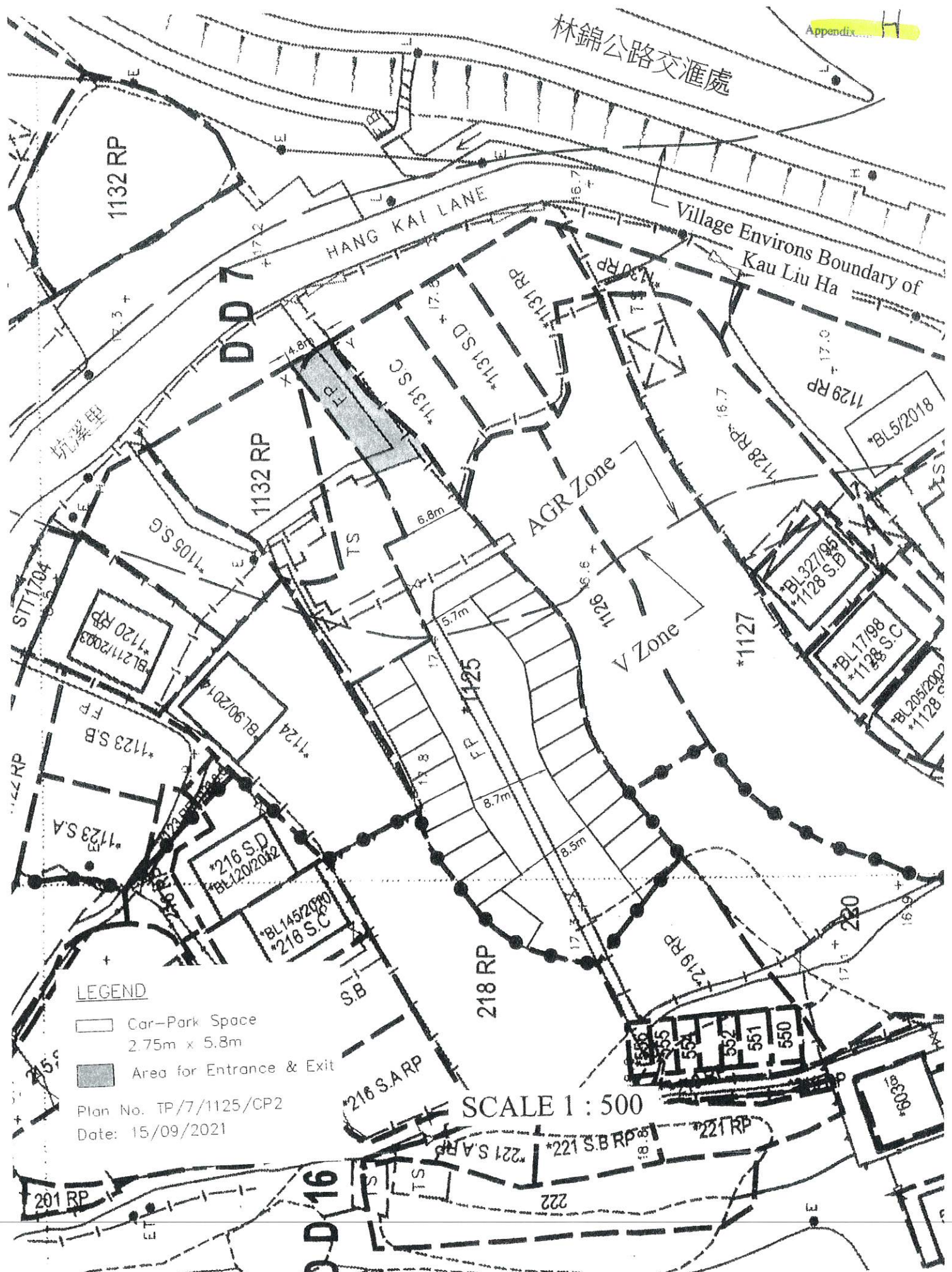


( Leticia LEUNG )

for Secretary, Town Planning Board



Car-Park Spaces 22 in total for Private Cars Only



**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。

Appendix A - Lot Index Plan - Lots No.1125(Part) & 1132 RP (Part) in D.D.7

Appendix B - Existing/Proposed Temporary Public Vehicle Layout Plan

Appendix C - Lam Tsuen Outline Zoning Plan - S/NE-LT/11

Appendix D - Photo of the Subject Site

Appendix E - Ownership of the Lots

Appendix F - Justification

Appendix G - Previous Temporary Public Park Approval Letter from Planning Department

Appendix H - Existing/Proposed Temporary Public Vehicle Layout Plan & Area for the  
entrance & Exit

Appendix I - 土地擁有人的同意

Appendix J - Plan of Existing Fire Hydrant



**Subject: Request for Extension for Car Park Planning Permission (A/NE-TL/702)**

Dear Planning Authority,

I, Mr. Lam Kiu Chung, manager of Lam Yi Chan Tong, hereby formally apply for temporary planning permission for the private car park serving Kau Liu Ha Village and Hang Ha Po Village.

The original permit, granted on January 9, 2023, authorized the land-use conversion for community convenience and is set to expire on January 14, 2025. Attached are copies of the approval letter and associated conditions (A/NE-TL/702-COND).

We recognize the late submission of this renewal application and deeply regret the oversight. Complying with the original permit's stringent conditions required substantial financial, time, and labor investments, all of which we fulfilled diligently.

Unfortunately, due to my advanced age (88), declining health, and limited experience with procedural complexities, the renewal process proved unexpectedly challenging, resulting in this delay. I take full responsibility and humbly appeal for your understanding and leniency to grant an extension.

We acknowledge the Town Planning Board's requirement to submit extension applications at least six weeks before expiry and that lapsed permissions cannot be revived.

However, given our compliance history and the car park's critical role for local residents, we respectfully request an exception.

We pledge to prioritize adherence to deadlines moving forward and will implement safeguards to prevent recurrence.

Thank you for your consideration.

Sincerely,

**Mr. Lam Kiu Chung**

Manager, Lam Yi Chan Tong



## Justification

### Lots 1125 (Part) & 1132 RP (Part) in D.D. 7

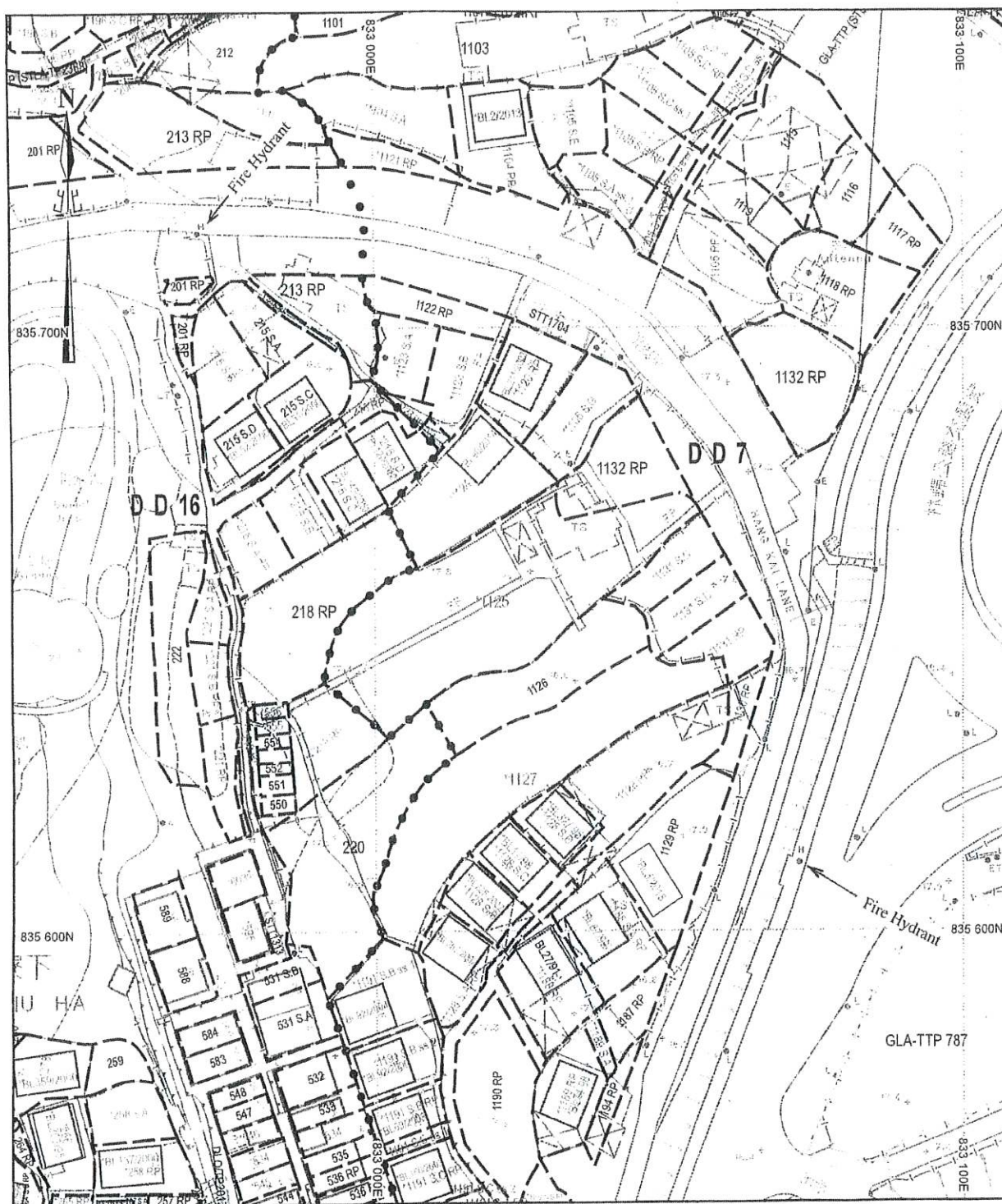
1. The applicant, Mr. Lam Kiu Chung (林僑忠) the manager of Lam Yi Chan Tong, is an indigenous villager of Nam Wa Po, wishes to apply for planning permission under section 16-3 of the Town Planning Ordinance;
2. The application site is entirely within the village environs "VE" of Kau Liu Ha, 75% of the subject site falls within V Zone, 25% of it is within AGR Zone of Lam Tsuen Outline Zoning Plan S/NE-LT/11; (Appendix C)
3. The applicant proposes to use the major part of the Lots 1125 (Part) & 1132 RP (Part) in D.D. 7 as a temporary public vehicle park (for private cars only) for Three Years. It is for the villager's convenient because there is NOT enough car-park spaces in the vicinity of Kau Liu Ha;

The proposed car-park will NOT affect the adjoining slope, drainage and water supply or tree felling, it would NOT cause any adverse impact on the environment;

5. The egress and ingress of the proposed temporary private car-park are at the northern tip of the Lot as marked X & Y on the plan adjoining to the access road of Hang Kai Lane, it would NOT cause adverse traffic impact (Appendix H refers);
6. In case of Fire Emergency, at the North-Eastern side or is away from the subject site, there is a Fire Hydrant for drawing water from watermain (Appendix J refers). Applicant wishes a sympathetic consideration would be given to his application.

# Plan of Existing Fire Hydrant

Appendix J



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000

米 metres 10 0 10 20 30 40 50 metres

Locality : D.D.7

Lot Index Plan No. : LC20210618150727

District Survey Office : Tai Po

Date : 18-Jun-2021

Reference No. : 7-NW-2B,7-NW-3A

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**Explanatory notes:** This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the

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

**Approved Application**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>
A/NE-LT/702	Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years and Filling of Land	14.1.2022



**Similar Applications within “AGR” and “V” zones**  
**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 Applications

Application No.	Proposed Development	Date of Consideration	Rejection Reasons
A/NE-LT/511	Proposed Temporary Private Car Park for a Period of 3 Years	8.8.2014	R1-R2
A/NE-LT/544	Proposed Temporary Private Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	4.12.2015	R3-R4
A/NE-LT/715	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicle) for a Period of 3 Years	24.6.2022	R3, R5
A/NE-LT/746	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	9.12.2022	R6, R7
A/NE-LT/757	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years and Filling of land	15.9.2023 (on review)	R6, R7

## 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.
- R3. The proposed temporary private car park was not in line with the planning intention of the “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.

- R4. 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.
- R5. The applicant failed to demonstrate in the submission that the development would not result in adverse landscape impacts on the area.
- R6. The applied use was not in line with the planning intention of the “AGR” zone 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 the planning intention, even on a temporary basis.
- R7. The applicants failed to demonstrate that the use located within the water gathering ground would not cause adverse impact on the water quality in the area.



**Government Departments' General Comments**

**1. Land Administration**

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

- no objection to the application;
- the application site (“the Site”) falls within Lots 1125 (Part) and 1132 RP (Part) in D.D. 9, which are an 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.;
- there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access (EVA) thereto;
- there is no Small House application received for the Site; and
- his advisory comments are at **Appendix V**.

**2. Drainage**

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

- no objection to the application;
- if the captioned application is approved, a condition should be included to request the applicant to maintain the drainage facilities and submit condition records of the existing drainage facilities to the satisfaction of Director of Drainage Services or the Town Planning Board;
- the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal; and
- her advisory comments are at **Appendix V**.

### **3. Water Supply**

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

- no objection to the application;
- the Site is located within upper indirect gathering ground (WGG) and is located at a short distance (about 19m) to the nearest water course; and
- his advisory comments are at **Appendix V**.

### **4. Fire Safety**

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

- 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 V**.

### **5. Other Departments**

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

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

**Recommended Advisory Clauses**

- (a) planning permission should have been renewed before continuing the applied use at the application site;
- (b) to resolve any land issue relating to the development with other concerned owner(s) of the application site;
- (c) upon expiry of the planning permission, the reinstatement of the “Agriculture” portion of the application site, including the removal of fill materials and hard paving, and grassing of the application site to the satisfaction of the Director of Planning or of the Town Planning Board;
- (d) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that
  - i. the lot owners shall apply to this office 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;
- (e) to note the comments of the Commissioner for Transport (C for T) that:
  - i. sufficient manoeuvring spaces shall be provided within the subject site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
  - ii. the local village road leading from Lam Kam Road to the site is not



managed by the Transport Department. The applicant shall obtain consent of the managing departments/relevant landlords for using the local track as the vehicular access to the subject site;

- (f) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the requirements in “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” and is reminded to meet the statutory requirements under relevant pollution control ordinances to avoid causing adverse environmental impacts to the surroundings;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that according to the applicant's submission, the applicant shall maintain the drainage facilities as those implemented under previous Planning Application No. A/NE-LT/702. She has no objection in principle to the proposed development from a drainage point of view. The applicant should inform PlanD if the drainage arrangement has been changed.
- (h) to note the comment of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
  - i. proper maintenance and disposal records should be maintained;
  - ii. any soil contaminated with fuel leakage shall 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;
  - iii. should pollution be detected in future due to the captioned use, immediate remedial action to clear the pollution must be taken by the grantee;
  - iv. With a view to safeguarding raw water quality within water gathering ground (WGG), the applicant should be reminded of the following:
    - 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;
    - all solid waste and sludge arising from the proposed development shall be disposed of properly outside WGG;
    - the use and storage of pesticides, herbicides, toxicants, chemical solvents, larvicidal oil, rodenticide, tar and petroleum oil are strictly prohibited in WGG;

- no chemicals including fertilizers and detergents shall be used/stored without the prior approval from the Water Authority;
- 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;
- the vehicle park and its associated activities shall be located away from any water courses as far as possible;
- when filling of land, no earth and other construction materials which may cause contamination to WGG are allowed to be stockpiled or stored on site. Furthermore, all excavated or filled surfaces shall be protected from erosion and siltation to any water courses shall be prevented within WGG. All construction spoils shall be contained and protected; and effluent containing spoils shall be disposed of after desiltation;
- fencing shall be erected on the sides facing the nearest stream course to trap all wind-blown litters within the site of development;
- 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;
- besides vehicle parking, other activities such as on-site vehicle inspection, maintenance, repairing and washing activities shall not be allowed in the proposed development;
- proper maintenance and disposal records should be maintained;
- any soil contaminated with fuel leakage shall 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;

- should pollution be detected in future due to the captioned use, immediate remedial action to clear the pollution must be taken by the grantee; and

(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; and
- 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 VI**).

(j) 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 application site to the nearby public roads and drains.

**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.