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The Planning Board will formally acknowledge
the 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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2500574

14/3

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/NL-KTS/557
	Date Received 收到日期	2025-04-24

- 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)

HAU LO FAT

侯路發

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)

T. H. & ASSOCIATES LIMITED

陳德慶測量有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Kam Tsin, North District, New Territories. Lots 495 S.A ss6, 495 S.A ss5, 495 S.A ss4, 495 S.A ss3 RP, 495 S.A ss3 S.A & 495 S.A ss2 RP in D.D. 92 新界, 北區, 金錢村. 北區丈量約份第 92 約 地段 495 號 A 分段第 6 小分段, A 分段第 5 小分段, A 分段第 4 小分段, A 分段第 3 小分段餘段, A 分段第 3 小分段 A 段及 A 分段第 2 小分段餘段。 (Appendix A1 & 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 type="checkbox"/> Site area 地盤面積 718.3 sq.m 平方米 <input 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 (Appendix C)
(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	Kwu Tung South Outline Zoning Plan 古洞南分區計劃大綱圖 S/NE-KTS/22 (Appendix D)
(e) Land use zone(s) involved 涉及的土地用途地帶	V Zone 鄉村式發展 (Appendix A2)
(f) Current use(s) 現時用途	Vacant Land 土地空置 (Appendix E) (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)。
- N A

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

N A

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

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

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

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"#
已通知 名「現行土地擁有人」#。 N A

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料

No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)#&
於_____ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於_____ (日/月/年)在指定報章就申請刊登一次通知&
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)&
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

N A

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

Proposed Temporary Private Vehicle Car-Park (for private cars only)
擬議臨時私人停車場(只限私家車)

(Appendix B)

(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

☒ year(s) 年 Three Years

☐ month(s) 個月 N A

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	..... 718.3 .....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	..... N A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... N A .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... N A .....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)

N A

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	..... 14
Motorcycle Parking Spaces 電單車車位	..... N A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... N A
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... N A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... N A
Others (Please Specify) 其他 (請列明)	..... N A
	..... N A

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	..... N A
Coach Spaces 旅遊巴車位	..... N A
Light Goods Vehicle Spaces 輕型貨車車位	..... N A
Medium Goods Vehicle Spaces 中型貨車車位	..... N A
Heavy Goods Vehicle Spaces 重型貨車車位	..... N A
Others (Please Specify) 其他 (請列明)	..... N A

Proposed operating hours 擬議營運時間 From Monday to Saturday & including Public Holidays 24 hours/daily 由星期一至星期六及公眾假期每天 24 小時					
(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 G)			
	No 否	Local Track <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)			
(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／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約			
	No 否	<input checked="" 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？	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"/> NA				
(Appendix E)					

	<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 style="text-align: center;">N A</p> <p style="text-align: center;">(No Tree Felling required)</p> <p style="text-align: right;">(Appendix E)</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	
N A	
(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。

Plans to be Submitted

Appendix A1 & A2 Lot Index Plan—Lots 495 S.A ss6, 495 S.A ss5, 495 S.A ss4,
 495 S.A ss3 RP, 495 S.A ss3 S.A & 495 S.A ss2 RP
 in D.D. 92

Appendix B Proposed Temporary Private Vehicle Car-Park (for private cars only) Layout Plan

Appendix C Survey Record Plans—SRP/DN/008/0102/D1 & 0145/D1

Appendix D Kwu Tung South Outline Zoning Plan—S/NE-KTS/22

Appendix E Site Photo of the Subject Site

Appendix F Location Plan

Appendix G Plan of Existing Access Local Track & Deed of Grant of Right of Way

Appendix H Plan of Existing Fire Hydrant

Appendix I Justification

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

MR. CHAN TAK HING

Managing 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

MRICS, RPS (LS) & ALS

on behalf of
代表

T.H. & ASSOCIATES LIMITED

陳德慶測量有限公司

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

Date 日期

14 MAR 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 <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	Kam Tsin, North District, New Territories. Lots Nos. 495 S.A ss6, 495 S.A ss5, 495 S.A ss4, 495 S.A ss3 RP, 495 S.A ss3 S.A & 495 S.A ss2 RP in D.D. 92 新界, 北區, 金錢. 北區丈量約份第 92 約 地段 495 號 A 分段第 6 小分段, A 分段第 5 小分段, A 分段第 4 小分段, A 分段第 3 小分段餘段, A 分段第 3 小分段 A 段及 A 分段第 2 小分段餘段。 (Appendix A1)
Site area 地盤面積	718.3 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Kwu Tung South Outline Zoning Plan 古洞南分區計劃大綱圖 S/NE-KTS/22 (Appendix D)
Zoning 地帶	V Zone 鄉村式發展 (Appendix A2)
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 <u>Three</u> <input type="checkbox"/> Month(s) 月 <u>NA</u> <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 <u> </u> <input type="checkbox"/> Month(s) 月 <u> </u> NA
Applied use/ development 申請用途/發展	Proposed Temporary Private Vehicle Car-Park (for private cars only) for a period of three years. 擬議臨時私人停車場(只限私家車)為期三年 (Appendix 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	N A <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	N A <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	N A	
	Non-domestic 非住用	N A	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N A m 米 <input type="checkbox"/> (Not more than 不多於)	
		N A Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	N A m 米 <input type="checkbox"/> (Not more than 不多於)	
		N A Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	N A % <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		14
	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) <hr/>		14 NA NA NA NA NA (Appendix B)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		NA
	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) <hr/>		NA NA NA NA NA NA

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lot Index Plan, Proposed Temporary Private Vehicle Car-Park Layout Plan, Survey Record Plans, Kwu Tung South Outline Zoning Plan—S/NE-KTS/22, Site Photo of the Subject Site,		
Reports 報告書 Location Plan, Plan of the Existing Access Local Track & Deed of Right of Way, Plan of		
Planning Statement/Justifications 規劃綱領/理據 the Existing Fire Hydrant & Justification.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
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。



Locality :

Lot Index Plan No. : ags_S00000136792_0001

District Survey Office : Land Information Centre

Date :19-Dec-2024

Reference No. : 2-SE-10D,2-SE-10B

Appendix...^{A2}

The site plan for Lot 495 S.A ss.9 RP shows a rectangular lot divided into 14 numbered car-park spaces (1-14). A pedestrian way runs along the bottom boundary of the lot. Surrounding lots are labeled with their respective numbers and types, such as Lot 495 S.A ss.1 S.C RP, Lot 495 S.A ss.2 S.A, Lot 495 S.A ss.7 S.A, Lot 495 S.A ss.8 S.A, Lot 495 S.A ss.9 RP, Lot 495 S.B ss.11, Lot 495 S.B ss.12, Lot 495 S.B ss.13, Lot 495 S.B ss.14, Lot 495 S.B ss.15, Lot 495 S.B ss.16, Lot 495 S.B ss.17, Lot 495 S.B ss.18, Lot 495 S.B ss.19, Lot 495 S.B ss.20, Lot 495 S.B ss.21, Lot 495 S.B ss.22, Lot 495 S.B ss.23, Lot 495 S.B ss.24, Lot 495 S.B ss.25, Lot 495 S.B ss.26, Lot 495 S.B ss.27, Lot 495 S.B ss.28, Lot 495 S.B ss.29, Lot 495 S.B ss.30, Lot 495 S.B ss.31, Lot 495 S.B ss.32, Lot 495 S.B ss.33, Lot 495 S.B ss.34, Lot 495 S.B ss.35, Lot 495 S.B ss.36, Lot 495 S.B ss.37, Lot 495 S.B ss.38, Lot 495 S.B ss.39, Lot 495 S.B ss.40, Lot 495 S.B ss.41, Lot 495 S.B ss.42, Lot 495 S.B ss.43, Lot 495 S.B ss.44, Lot 495 S.B ss.45, Lot 495 S.B ss.46, Lot 495 S.B ss.47, Lot 495 S.B ss.48, Lot 495 S.B ss.49, Lot 495 S.B ss.50, Lot 495 S.B ss.51, Lot 495 S.B ss.52, Lot 495 S.B ss.53, Lot 495 S.B ss.54, Lot 495 S.B ss.55, Lot 495 S.B ss.56, Lot 495 S.B ss.57, Lot 495 S.B ss.58, Lot 495 S.B ss.59, Lot 495 S.B ss.60, Lot 495 S.B ss.61, Lot 495 S.B ss.62, Lot 495 S.B ss.63, Lot 495 S.B ss.64, Lot 495 S.B ss.65, Lot 495 S.B ss.66, Lot 495 S.B ss.67, Lot 495 S.B ss.68, Lot 495 S.B ss.69, Lot 495 S.B ss.70, Lot 495 S.B ss.71, Lot 495 S.B ss.72, Lot 495 S.B ss.73, Lot 495 S.B ss.74, Lot 495 S.B ss.75, Lot 495 S.B ss.76, Lot 495 S.B ss.77, Lot 495 S.B ss.78, Lot 495 S.B ss.79, Lot 495 S.B ss.80, Lot 495 S.B ss.81, Lot 495 S.B ss.82, Lot 495 S.B ss.83, Lot 495 S.B ss.84, Lot 495 S.B ss.85, Lot 495 S.B ss.86, Lot 495 S.B ss.87, Lot 495 S.B ss.88, Lot 495 S.B ss.89, Lot 495 S.B ss.90, Lot 495 S.B ss.91, Lot 495 S.B ss.92, Lot 495 S.B ss.93, Lot 495 S.B ss.94, Lot 495 S.B ss.95, Lot 495 S.B ss.96, Lot 495 S.B ss.97, Lot 495 S.B ss.98, Lot 495 S.B ss.99, Lot 495 S.B ss.100.

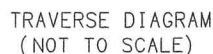
LEGEND

- Car-Park Space 3.0m x 5.0m(minimum)
- Pedestrian Way

SCALE 1:400


Plan No. DN/92/495A5/CP
Date: 7 March, 2025

Appendix B



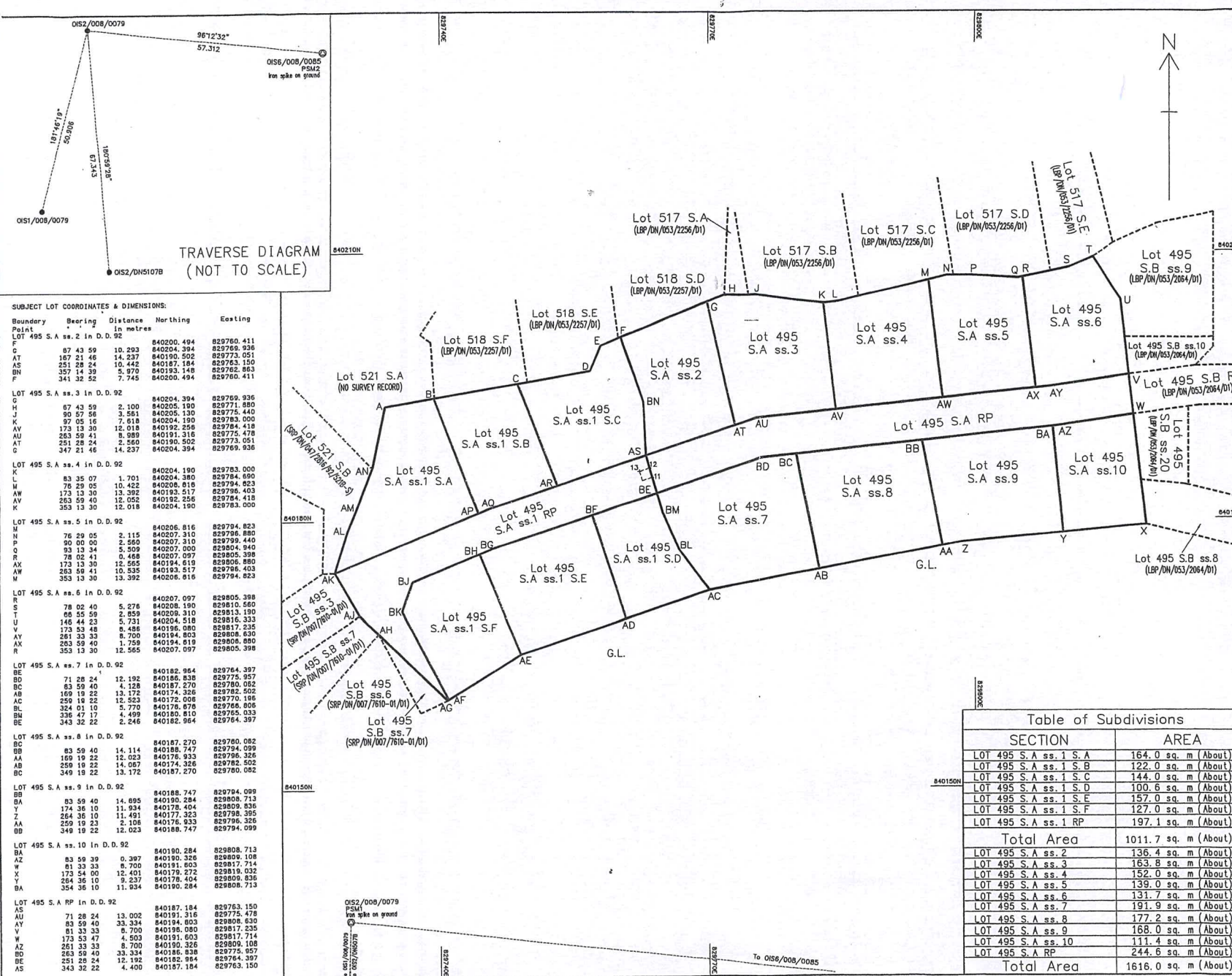
TRAYSE:	Bearing	Distance	N	E
ONAIL5/053/2064			80240.2	289.8
NA1L1	100 33 13	53.366	80230.51	289.784
NA1L2	95 50 16	52.208	80225.26	290.928
NA3	159 40 55	52.208	80225.26	290.928
IS4	230 24 33	53.131	80138.922	289.888
IS5	258 16 26	47.623	80128.378	289.822
IS6 (PSM1)	359 50 02	50.716	80180.155	289.822
IS7 (PSM2)	261 02 38	47.623	80173.883	289.782
ONAIL5/053/2064	344 59 37	90.135	80260.945	289.753
IS7			80173.883	289.782
IS8	344 59 37	2.218	80176.701	289.781
ONAIL5/053/2064	344 59 37	87.817	80260.945	289.753

Remark: Traverse was originated from SRP/DN/053/2064/D1


Authorized Land Surveyor

PLAN OF LOTS 495 S.A ss.1 S.A ss.1 & S.A ss.1 S.A RP, 495 S.A ss.1 S.C ss.1 & S.A ss.1 S.C RP,
495 S.A ss.2 S.A & S.A ss.2 RP AND 495 S.A ss.3 S.A & S.A ss.3 RP,
BEING SUBDIVISION OF LOTS 495 S.A ss.1 S.A, 495 S.A ss.1 S.C, 495 S.A ss.2 AND 495 S.A ss.3 IN D.D. 92

(sheet 1 of 2 sheets)



Notes:

SUBJECT LOT COORDINATES & DIMENSIONS:

Boundary Point	Bearing	Distance in metres	Northing	Easting
LOT 495 S.A ss.1 S.A in D.D. 92				
A	80 22 44	5.576	840192.787	829733.914
B	158 52 31	13.831	840193.719	829738.411
AK	247 39 04	17.403	840180.817	829741.396
AL	16 55 39	4.808	840174.200	829728.300
AM	22 14 56	2.377	840178.800	829729.700
AN	21 11 39	5.255	840181.000	829738.800
A	11 36 02	7.000	840185.900	829732.500
LOT 495 S.A ss.1 S.B in D.D. 92				
B	80 22 44	5.576	840193.719	829738.411
C	158 52 31	13.831	840193.719	829748.839
AP	251 28 24	8.207	840183.871	829753.263
AQ	247 39 05	1.171	840180.817	829744.396
AR	338 52 31	13.831	840193.719	829738.411
LOT 495 S.A ss.1 S.C in D.D. 92				
C	80 22 44	5.576	840193.719	829748.839
D	22 31 14	3.107	840199.560	829756.130
F	67 43 59	2.485	840200.494	829760.411
BN	161 32 52	7.745	840193.148	829762.863
BP	177 14 39	5.970	840187.184	829763.150
BR	251 28 24	10.429	840183.871	829753.263
BS	338 52 31	12.271	840195.317	829748.839
LOT 495 S.A ss.1 S.D in D.D. 92				
BE	71 28 24	7.651	840182.964	829757.142
BF	163 32 22	2.248	840180.810	829765.033
BL	156 47 17	4.490	840176.676	829768.006
AC	144 01 10	5.770	840172.006	829770.196
AD	251 27 12	9.742	840188.934	829760.951
BF	341 49 18	12.209	840180.533	829757.142
LOT 495 S.A ss.1 S.E in D.D. 92				
BH	67 39 05	1.526	840176.785	829745.958
BI	71 28 24	11.796	840180.533	829757.142
AD	161 49 18	12.209	840188.934	829760.951
BE	251 27 12	12.437	840185.013	829744.396
BH	337 39 05	12.102	840176.205	829744.547
LOT 495 S.A ss.1 S.F in D.D. 92				
BK	19 46 03	3.427	840180.859	829735.797
BL	67 39 04	8.208	840176.205	829744.547
BF	157 39 04	12.102	840185.013	829745.148
AF	238 16 16	5.511	840160.011	829741.059
BK	331 53 01	11.186	840169.859	829735.797
LOT 495 S.A ss.1 RP in D.D. 92				
AK	67 39 05	18.574	840174.200	829728.300
AL	71 28 24	16.837	840187.184	829741.396
AS	163 32 22	4.400	840182.964	829757.142
BC	251 28 24	19.447	840176.785	829745.958
BJ	247 39 05	9.733	840173.084	829736.958
BD	199 46 03	3.427	840180.859	829735.797
BE	151 53 01	11.166	840180.011	829741.059
BF	238 16 18	5.142	840159.338	829740.138
AG	313 41 35	10.757	840167.367	829733.160
AJ	314 20 27	2.850	840189.429	829731.500
AK	330 02 27	5.507	840174.200	829728.300

TRAVERSE:

Station	Bearing	Distance	N	E
0152/008/0079				
0152/008/0079 (PSW1)	1 46 19	50.906	840135.357	829728.343
0156/008/0085 (PSW2)	96 12 32	57.312	840129.159	829786.883
0152/008/0079 (PSW1)				
0152/DN5107B	180 59 28	67.343	840135.357	829728.915

RADIATIONS:

Surveyed Point	Bearing	Distance	N	E
Fr. 0152/008/0079				
T 1	34 31 25	59.923	840184.727	829763.876
T 2	33 43 57	60.606	840185.760	829763.571
T 3	33 01 12	59.671	840185.390	829762.432

Table of Subdivisions

SECTION	AREA
LOT 495 S.A ss.1 S.A	164.0 sq. m (About)
LOT 495 S.A ss.1 S.B	122.0 sq. m (About)
LOT 495 S.A ss.1 S.C	144.0 sq. m (About)
LOT 495 S.A ss.1 S.D	100.6 sq. m (About)
LOT 495 S.A ss.1 S.E	157.0 sq. m (About)
LOT 495 S.A ss.1 S.F	127.0 sq. m (About)
LOT 495 S.A ss.1 RP	197.1 sq. m (About)
Total Area	1011.7 sq. m (About)
LOT 495 S.A ss.2	136.4 sq. m (About)
LOT 495 S.A ss.3	163.8 sq. m (About)
LOT 495 S.A ss.4	152.0 sq. m (About)
LOT 495 S.A ss.5	139.0 sq. m (About)
LOT 495 S.A ss.6	131.7 sq. m (About)
LOT 495 S.A ss.7	191.9 sq. m (About)
LOT 495 S.A ss.8	177.2 sq. m (About)
LOT 495 S.A ss.9	168.0 sq. m (About)
LOT 495 S.A ss.10	111.4 sq. m (About)
LOT 495 S.A RP	244.6 sq. m (About)
Total Area	1616.0 sq. m (About)

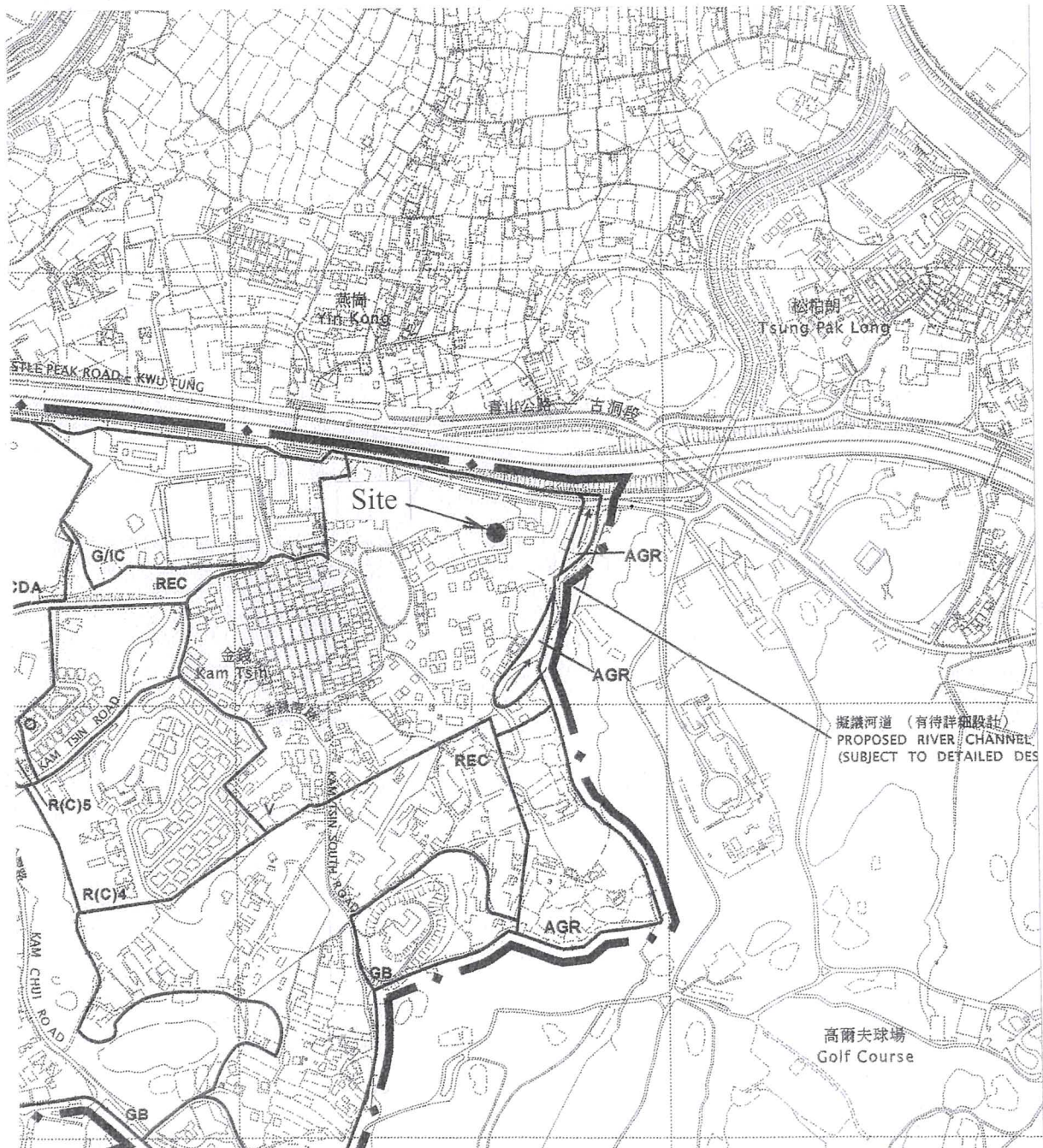
I, Chan Tak Hing, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap. 473), hereby certify that this survey record plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision, in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the 13th day of February 2007.

Dated this 4th day of May, 2007.

Chan Tak Hing
Authorized Land Surveyor

EXTRACT PLAN

From O.Z.P. S/NE-KTS/22



SCALE 1:7500

Photo taken on 28/01/2025

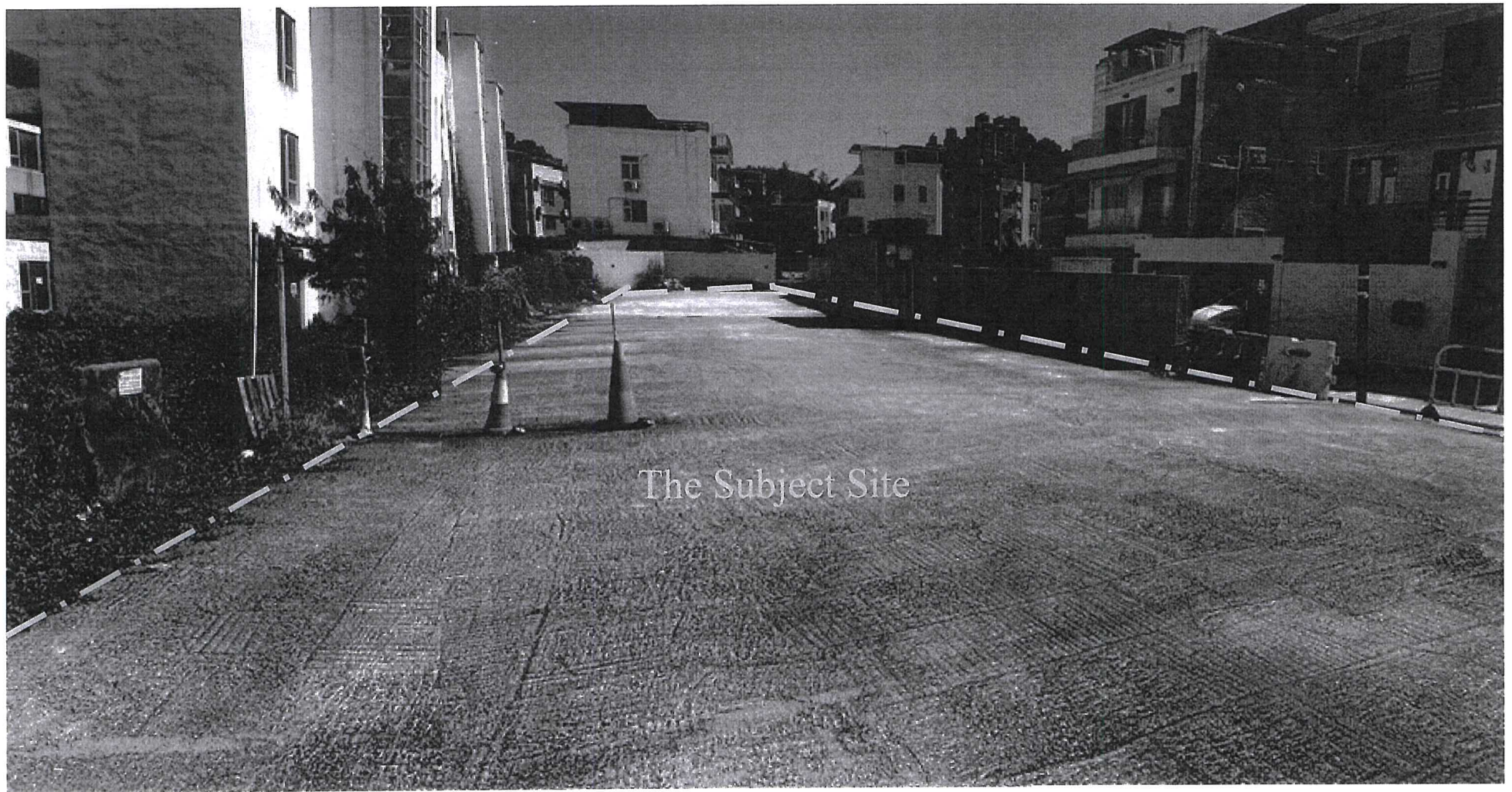
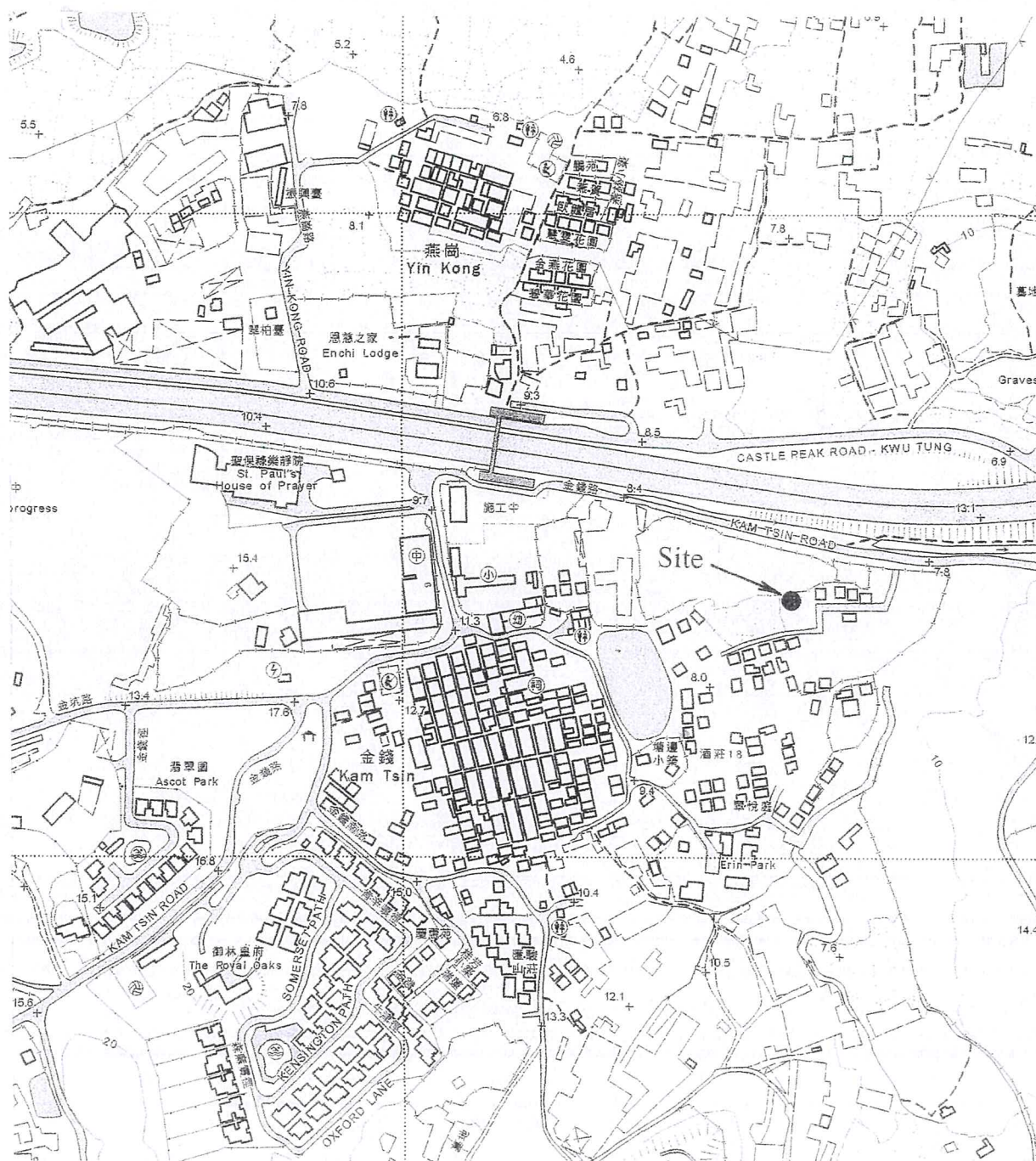


Photo taken on 28/01/2025



LOCATION PLAN

From Survey Sheet No. 2-SE-B



SCALE 1:5000

Plan of Existing Access Local Track

Appendix...



Plan of Existing Fire Hydrant

Appendix H



Locality :

Lot Index Plan No. : ags_S00000136792_0001

District Survey Office : Land Information Centre

Date :19-Dec-2024

Reference No. : 2-SE-10D,2-SE-10B

Justification

Lots 495 S.A ss6, 495 S.A ss5, 495 S.A ss4, 495 S.A ss3 RP, 495 S.A ss3 S.A &
495 S.A ss2 RP “The subject site” in D.D. 92

1. The residential areas at Kam Tsin Village near to the Kam Tsin Road had developed to about one hundred to two hundred low-rising village type /small house type houses. The uprising invitation of households for the past twenty years brought in shortage of car parking problems based on two major historical facts:-
Firstly, for small house development, there is no requirement for any private car-park facilities;
Secondly, the need to provide residential carparks is not the authorities' responsibility. In view of above, there is an urgent need and viable provision for the local residents/villagers to provide their own carparks;
2. The applicant, Mr. Hau Lo Fat (侯路發) is an indigenous villager of Kam Tsin, wishes to apply for a temporary 3-years vehicle car-parking spaces under section 16 of the Town Planning Ordinance;
3. The application site is entirely within the “VE” of Kam Tsin, 100% of “The subject site” falls within V Zone of Kwu Tung South Outline Zoning Plan S/NE-KTS/22;
4. The size of the car-parking spaces will only suitable for private vehicles. In view of the car-parking spaces were being used by local residents/villagers, they knew each other and they will keep watch for and help each other and there is already security guards overseeing the whole village, thus guard-room will not be required.
5. Besides vehicle parking, other activities such as on-site vehicle inspection, maintenance, repairing and washing activities shall not be allowed in the proposed application site.
6. The Ingress & Egress of the proposed temporary car-parking spaces are on the southern side of “The subject site” as marked “IN” & “OUT” on the plan (Appendix B) adjoining to the existing access local track, it would NOT cause any adverse traffic impact in the vicinity
7. The vehicle access entrance and exit will be 8.00 m wide;

8. More than 5.5 meter wide vehicular passage is proposed for the private carpark, ingress and egress points were provided, please see item 6 (Appendix B).
For maneuvering purposes, turning area is provided inside the carparking spaces;
9. There will be only 14 car-parking spaces with designated vehicle for each parking space. No vehicles from outsider would be allowed entering into the car-park. As a result, no queuing of vehicles would be anticipated outside "The subject site";
10. In case of Fire Emergency, there is a Fire Hydrant for drawing out water from the watermain which is at the Eastern side of Kam Tsin Road or 120m from " The subject site" (Appendix H refers). Fire Extinguisher will be installed at a suitable position for convenient handling if needed;
11. "Right of way " has been obtained from owner/owners of Lot 495 RP and 493 RP in D.D. 92 for the access between "The subject site" and Kam Tsin Road (Appendix G).
12. The proposed car-parking spaces will not affect any adjoining slope, drainage and water supply nor tree felling is required. It would not cause any adverse impact on the environment;

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

From: T. H. & Associates Ltd. <[REDACTED]>
Sent: 2025-06-11 星期三 09:28:09
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: Further information for A/NE-KTS/557
Attachment: 11062025090629.pdf; 11062025090558.pdf;
11062025090539.pdf

Dear All,

Attached please find the further information as advised for your further action.

Best Regards
LAI Hoi-wai

T. H. & Associates Limited

[REDACTED]
[REDACTED]

Tel: [REDACTED]
Fax: [REDACTED]

Think Before You Print. Use Paper Wisely.

打印此電子郵件前, 請為我們環境設想, 珍惜紙張。



Managing Director T. H. CHAN 陳德慶
MHKIS, MRICS, RPS (LS), ALS

**Professional
Associates**

Consultant J. C. NG 吳佐材
MHKIS, MRICS, ALS

Your Ref:

Date: 6-6-2025

Dated

Fax

TOWN PLANNING BOARD

15/F, North Point Government Offices

(Attn.: Miss Charlotte CHI)

Dear madam,

Section 16 Planning Application

Proposed Temporary Private Car-Park (for private cars only)

Various Lots in D.D. 92, Kam Tsin, North District

Your email dated 26-5-2025 refers.

In response to the comments raised by Commissioner for Transport, the following are our reply;-

- (a) Please refer to the original Layout Plan (Appendix B) in the original submission, sufficient maneuvering spaces are provided within the subject site. A non-parking area is also provided in the subject site serves for waiting area.
- (b) No gate will be installed at the entry;
- (c) The pedestrian passage will be painted in green with reflective paint. Warning signboard will be placed on the wall at the entry as well as at the exit;
- (d) Deed of Grant of "Right of Way" had been obtained from owners of Lot 495 RP & 493 RP in D.D. 92 and registered in the Land Registry under memorial no. 07010600260478

Please note that objections from public had withdrawn their objection.

Proposed Management of the Proposed Temporary Private Car-park

1. Parking regulations notice will be installed at the entrance & exist of the car-park.



2. Not less than three "Independent Recognition Label" would be issued to each car-park users. Car-park users are required to put the "Independent Recognition Label" on the front windshield of the vehicle. Vehicles without the "Independent Recognition Label" is liable to be either blocked or locked.
3. The applicant, Mr. Hau is living on the ground floor of the small house on Lot 495 S.A ss1 S.B, house no. 441. He is now retired and will carry out the regular surveillance & security patrol of the car-park to ensure vehicle safety as well as all vehicles parked inside the Car-park should have the "Independent Recognition Label".
4. The carpark will be served for the private car owner of the nearby local residents. The carpark users are advised not to honk the car horns unless necessary.

In response to the comment from District Lands Officer, North of Lands Department, The unauthorized structure had been removed from Lot 495 S.A ss4 in D.D. 92, please refer to the attached photo.

There are 14 car-parks in the Proposed Private Car-park, 12 private car licence plates listed below will be parked inside the Proposed Private Car-park, two car-parks will be reserved for visitors.

Ge1333, Yp5263, Vw4513, Vw8566, We3378, Xf8932
Zm4184, Ye8889, Rp703, Wv6283, Lw986, Wv1061

Should you still have any queries, grateful if you would contact me either by email:
[REDACTED] or tel: [REDACTED]. Thank you very much for your kind attention.

Yours sincerely,

.....
(T.H. CHAN ALS, MHKIS, MRICS, RPLS(LS))

c.c.



Proposed operating hours 擬議營運時間

From Monday to Sunday & including Public Holidays 24 hours/daily

由星期一至星期日及公眾假期每天 24 小時

<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><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 G)</p> <p style="text-align: center;">Local Track</p> <p><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)</p> <p><input type="checkbox"/></p>																																	
<p>(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。)</p>																																			
<p>(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																																	
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/></p>																																	
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td colspan="3" style="text-align: center;">NA</td> </tr> </table> <p style="text-align: right;">(Appendix E)</p>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	NA		
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Comments from Relevant Government Departments

1. Land Administration

Comments of the District Lands Office/North, Lands Department:

- no adverse comment on the application;
- the application site (the Site) comprises 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. No right of access via Government land is granted to the Site;
- it is noted that no structure is proposed in the application; and
- there is no Small House application approved or under processing at the Site.

2. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental perspective;
- from the information submitted, heavy vehicle and dusty operation will not be involved in the proposed use. The proposed use will not involve any source of sewage generation (e.g. washroom, car washing facilities, etc.) and septic tank and soakaway system will not be provided;
- no environmental complaint was received against the Site in the past three years; and
- advisory comments are at **Appendix III**.

3. Drainage

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

- no objection to the application from public drainage viewpoint; and
- the Site is in an area where no DSD stormwater drain is available. The applicant shall submit and implement a drainage proposal for the Site to ensure that the proposed use will not cause adverse drainage impact on the adjacent area.

4. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- the Site falls within “Village Type Development” (“V”) zone which is non-landscape sensitive zoning and no significant landscape impact arising from the proposed use is anticipated.

5. **Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation:

- no comment on the application from nature conservation perspective.

6. **District Officer’s Comments**

Comments of the District Officer (North), Home Affairs Department:

- he has not received any comments from the locals upon close of consultation and has no comment on the application.

7. **Other Departments**

The following government departments have no objection to/no comment on the application and their advisory comments, if any, are at **Appendix III**:

- Chief Building Surveyor/New Territories West, Buildings Department;
- Project Manager (North), Civil Engineering and Development Department;
- Chief Highway Engineer/New Territories East, Highways Department;
- Director of Fire Services;
- Chief Engineer/Construction, Water Supplies Department; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department that:
- the application site (the Site) comprises 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. No right of access via Government land is granted to the Site;
- (b) to note the comments of the Commissioner for Transport that:
- sufficient manoeuvring space 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; and
 - the concerned access road leading to the Site from Kam Tsin Road is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the concerned local track for using it as the vehicular access to the Site;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
- the local access road connecting the Site and Kam Tsin Road falls outside HyD's maintenance jurisdiction;
- (d) to note the comments of the Director of Environmental Protection that:
- the applicant should follow the relevant mitigation measures and requirements in the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites'; and
 - the applicant should meet the statutory requirements under relevant pollution control ordinances.

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

From: [REDACTED]

Sent: Wednesday, May 7, 2025 10:43 AM

To: Yan Ling CHI/PLAND <ylchi@pland.gov.hk>

Subject: Re: 擬議臨時私人停車場（只限私家車）（為期3年）（申請編號：A/NE-KTS/557）

無意見

曾勁聰

北區區議員

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-KTS/S57

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

無意見

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

侯志強 謹啟

簽署 Signature



日期 Date

2025.5.9

From: [REDACTED]
Sent: 2025-05-22 星期四 02:37:29
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-KTS/557 DD 92 Kam Tsin

A/NE-KTS/557

Lots 495 S.A ss.6, 495 S.A ss.5, 495 S.A ss.4, 495 S.A ss.3 RP, 495 S.A ss.3 S.A and 495 S.A ss.2 RP in D.D.92, Kam Tsin, Kwu Tung South

Site area: About 718.3sq.m

Zoning: "VTD"

Applied use: 14 Vehicle Parking

Dear TPB Members,

521 also withdrawn and back with a larger footprint and number of spaces.

No mention of provision of EV recharging that should be mandatory condition for these facilities.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 13 January 2023 2:47 AM HKT
Subject: A/NE-KTS/507 DD 92 Kam Tsin

A/NE-KTS/521

Lots 495 S.A ss.4, 495 S.A ss.5 and 495 S.A ss.6 in D.D.92, Kam Tsin, Kwu Tung South

Site area : About 422.7sq.m

Zoning : "VTD"

Applied use : 9 Vehicle Parking

Dear TPB Members,

So application 507 was withdrawn and back with a more realistic footprint.

However the number of vehicles has been reduced? Members should question the maths.

Previous comments pertinent.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 9 March 2022 1:54 AM CST
Subject: A/NE-KTS/507 DD 92 Kam Tsin

A/NE-KTS/507

Lots 495 S.A ss.5 and 495 S.A ss.6 in D.D.92, Kam Tsin, Kwu Tung South

Site area : About 270.7sq.m

Zoning : "VTD"

Applied use : 10 Vehicle Parking

Dear TPB Members,

This appears to be an extension of an existing parking lot that is located on both sides of the road.

As the surrounding supposedly NET house lots have been developed into villa residences with pretentious names like Oakville and Chateau 18, members should question why they do not have car ports on ground floor. The 'village' appears to be completely devoid of recreational or OS.

Mary Mulvihill