

2024年 10月 7日

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

Appendix I of RNTPC Paper No. A/NE-LYT/836B

This document is received on -7 OCT 2024.
The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.
*其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期,應使用表格第S16-I號。

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
 - & Please attach documentary proof 請夾附證明文件
 - ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

| | | |
|---------------------------------|-------------------------|--------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A/NE-LY7/836 |
| | Date Received 收到日期 | -7 OCT 2024 |

- 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)

TANG WAI PING 鄧韋平

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)

PANG HING YEUN 彭慶餘

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) | D.D. 83 Lot 1406 S.B ss.1 S.A, 1406 S.B ss.1 RP, 1406 S.B ss.2 RP, 1406 S.B ss.3 RP, 1406 S.B RP, 1407 S.A RP, 1407 RP (Part) and adjoining government land, San Uk Tsuen, Lung Yeuk Tau, Fanling, New Territories. 新界粉嶺龍躍頭新屋村丈量約份第83約地段第1406號B分段第1小分段A分段, 第1406號B分段第1小分段餘段, 第1406號B分段第2小分段餘段, 第1406號B分段第3小分段餘段, 第1406號B分段餘段, 第1407號A分段餘段, 第1407號餘段(部份)及毗鄰政府土地 |
| (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 511.38 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 65.15 sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any) 所包括的政府土地面積(倘有) | 31.17 sq.m 平方米 <input checked="" type="checkbox"/> About 約 |

| | |
|--|--|
| (d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號 | S/NE-LYT/19 龍躍頭及軍地南分區計劃大綱圖 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | Village Type Development 鄉村式發展 |
| (f) Current use(s) 現時用途 | Temporary Private Car Park with office and storage room 臨時私人停車場連辦公室及儲物室 (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 at10/09/2024..... (DD/MM/YYYY), this application involves a total of2..... "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) of1..... "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) |
| 1 | Lot 1406 S.B ss.1 RP & 1406 S.B ss.2 RP | 10/09/2024 |
| | | |
| | | |

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

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

| Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料 | | |
|--|--|---|
| No. of 'Current Land Owner(s)' 「現行土地擁有人」數目 | Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼/處所地址 | Date of notification given (DD/MM/YYYY) 通知日期(日/月/年) |
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(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

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

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

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

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

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

Others 其他

- others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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| 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 | Temporary Private Car Park with office and storage room (For a period of 3 years) 臨時私人停車場連辦公室及儲物室 (為期3年) (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情) |
| (b) Effective period of permission applied for 申請的許可有效期 | <input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月 |
| (c) Development Schedule 發展細節表 | |
| Proposed uncovered land area 擬議露天土地面積 | 446.23sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed covered land area 擬議有上蓋土地面積 | 65.15sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed number of buildings/structures 擬議建築物/構築物數目 | 5 |
| Proposed domestic floor area 擬議住用樓面面積 | NAsq.m <input type="checkbox"/> About 約 |
| Proposed non-domestic floor area 擬議非住用樓面面積 | 65.15sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed gross floor area 擬議總樓面面積 | 65.15sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) | |
| Structure A (1個長約12.2m, 闊約2.5m, 1層高約3m貨櫃用作辦公室), Structure B (1個長約4.7m, 闊約2.1m, 1層高約3m臨時構築物用作辦公室), Structure C (1個長約2.8m, 闊約2.1m, 1層高約3m臨時構築物用作儲物室), Structure D (1個長約3.5m, 闊約2.1m, 1層高約3m臨時構築物用作儲物室), Structure E (1個長約5.5m, 闊約2.1m, 1層高約3m臨時構築物用作儲物室)..... | |
| 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 | 2 (5m x 2.5m) |
| Motorcycle Parking Spaces 電單車車位 | |
| Light Goods Vehicle Parking Spaces 輕型貨車泊車位 | 5 (7m x 3.5m) |
| Medium Goods Vehicle Parking Spaces 中型貨車泊車位 | |
| Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 | |
| Others (Please Specify) 其他 (請列明) | |
| Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 | |
| Taxi Spaces 的士車位 | |
| Coach Spaces 旅遊巴車位 | |
| Light Goods Vehicle Spaces 輕型貨車車位 | |
| Medium Goods Vehicle Spaces 中型貨車車位 | |
| Heavy Goods Vehicle Spaces 重型貨車車位 | |
| Others (Please Specify) 其他 (請列明) | |

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|--|---|
| Proposed operating hours 擬議營運時間 營運時間為星期一至五，上午10:00-12:00及下午2:00至4:00，星期六日及公眾假期休息.... | |
| (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)) 新屋村車路連接沙頭角公路龍躍頭段..... 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/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"/> _____ _____ |

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| | <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> |
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|---|---|
| <p>(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</p> | |
| <p>(a) Application number to which the permission relates 與許可有關的申請編號</p> | <p>A/ _____ / _____</p> |
| <p>(b) Date of approval 獲批給許可的日期</p> | <p>..... (DD 日/MM 月/YYYY 年)</p> |
| <p>(c) Date of expiry 許可屆滿日期</p> | <p>..... (DD 日/MM 月/YYYY 年)</p> |
| <p>(d) Approved use/development 已批給許可的用途/發展</p> | |
| <p>(e) Approval conditions 附帶條件</p> | <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> |
| <p>(f) Renewal period sought 要求的續期期間</p> | <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。

1. 申請位置位于新屋村鄉村式發展地帶而且鄰近沙頭角公路龍躍頭段。
2. 申請位置只用作私人泊車，場內上蓋用作辦公室及儲物室亦為私人使用，不開放給予公眾使用。
3. 申請位置的用途已存在多年，一直未有出現任何問題，現因規劃署於區內各處作出檢控，因此我們不希望違規，現在從正確途徑去申請。
4. 申請位置鄰近路口，申請位置大部份車輛並非經常性流動，每天約有一至兩輛車出入，而車輛的出入為每天3-4架次，因此應該不會對鄰近交通構成影響。
5. 申請位置只有七個車位，五個不超越3.3噸的輕型貨車車位及兩個私家車車位，而場內亦有足夠空間給予車輛掉頭。
6. 為了保障行人安全，我們會於申請位置當眼處增設警示牌，並會提醒駕駛者留意行人。
7. 申請位置擬議5個上蓋，2個用作辦公室，其餘3個為儲物室，主要用作存放文件及雜物。
8. 申請位置不需要填土，不需要砍樹，對環境沒有太多影響。
9. 我們定必遵從貴署及有關部門的意見。

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

.....
PANG HING YEUN

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) Member 會員 / Fellow of 資深會員

專業資格

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

10/09/2024 (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

Gist of Application 申請摘要

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

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

| | |
|--|--|
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) |
| Location/address 位置/地址 | D.D. 83 Lot 1406 S.B ss.1 S.A, 1406 S.B ss.1 RP, 1406 S.B ss.2 RP, 1406 S.B ss.3 RP, 1406 S.B RP, 1407 S.A RP, 1407 RP (Part) and adjoining government land, San Uk Tsuen, Lung Yeuk Tau, Fanling, New Territories. 新界粉嶺龍躍頭新屋村丈量約份第83約地段第1406號B分段第1小分段A分段，第1406號B分段第1小分段餘段，第1406號B分段第2小分段餘段，第1406號B分段第3小分段餘段，第1406號B分段餘段，第1407號A分段餘段，第1407號餘段(部份)及毗鄰政府土地 |
| Site area 地盤面積 | 511.38 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 31.17 sq. m 平方米 <input checked="" type="checkbox"/> About 約) |
| Plan 圖則 | S/NE-LYT/19 龍躍頭及軍地南分區計劃大綱圖 |
| Zoning 地帶 | Village Type Development 鄉村式發展 |
| 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>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/ development 申請用途/發展 | Temporary Private Car Park with office and storage room (For a period of 3 years) 臨時私人停車場連辦公室及儲物室 (為期3年) |

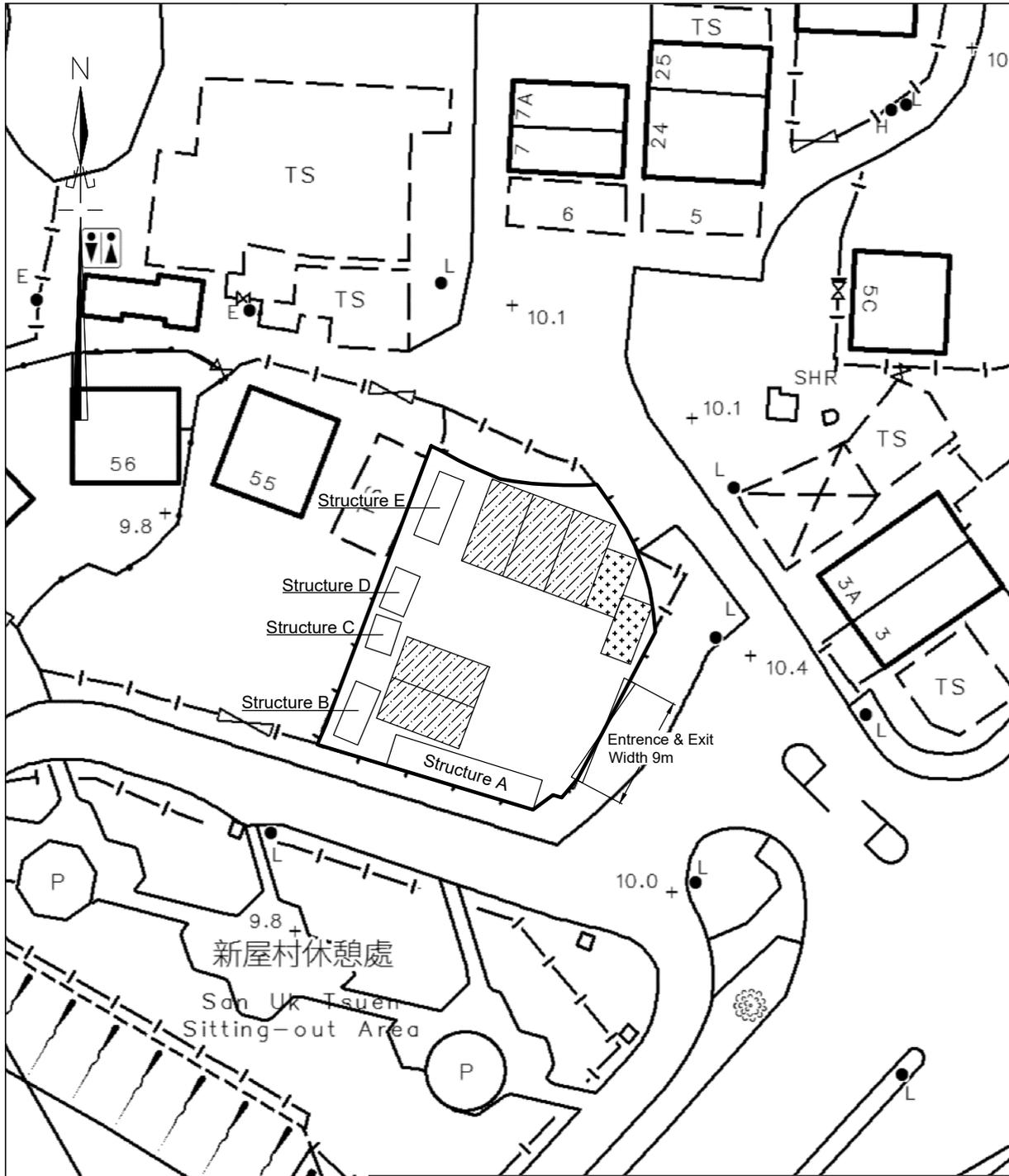
| | | | |
|--|--|--|---|
| (i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率 | | sq.m 平方米 | Plot Ratio 地積比率 |
| | Domestic 住用 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 65.15 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.13 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks 幢數 | Domestic 住用 | | |
| | Non-domestic 非住用 | 5 | |
| (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 | 3 | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | | 1 | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) |
| (iv) Site coverage 上蓋面積 | 12.74 | % | <input checked="" type="checkbox"/> About 約 |
| (v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數 | | 7 |
| | 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) _____ _____ | | 2 (5m x 2.5m) 5 (7m x 3.5m) |
| | | Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數 | |
| | | Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____ | |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件 | | |
|--|--------------------------|-------------------------------------|
| | 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"/> |
| <u>Location Plan and Routing Plan</u> | | |
| Reports 報告書 | | |
| Planning Statement/Justifications 規劃綱領/理據 | <input type="checkbox"/> | <input type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染) | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Visual impact assessment 視覺影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Landscape impact assessment 景觀影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Tree Survey 樹木調查 | <input type="checkbox"/> | <input type="checkbox"/> |
| Geotechnical impact assessment 土力影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Drainage impact assessment 排水影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sewerage impact assessment 排污影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Risk Assessment 風險評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他 (請註明) | <input type="checkbox"/> | <input type="checkbox"/> |
| <hr/> | | |
| Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號 | | |

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

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

LAYOUT PLAN



Legends :

-  5 Parking space for Light Goods Vehicle (7m x 3.5m) for each
-  2 Parking space for Private Car (5m x 2.5m) for each

卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

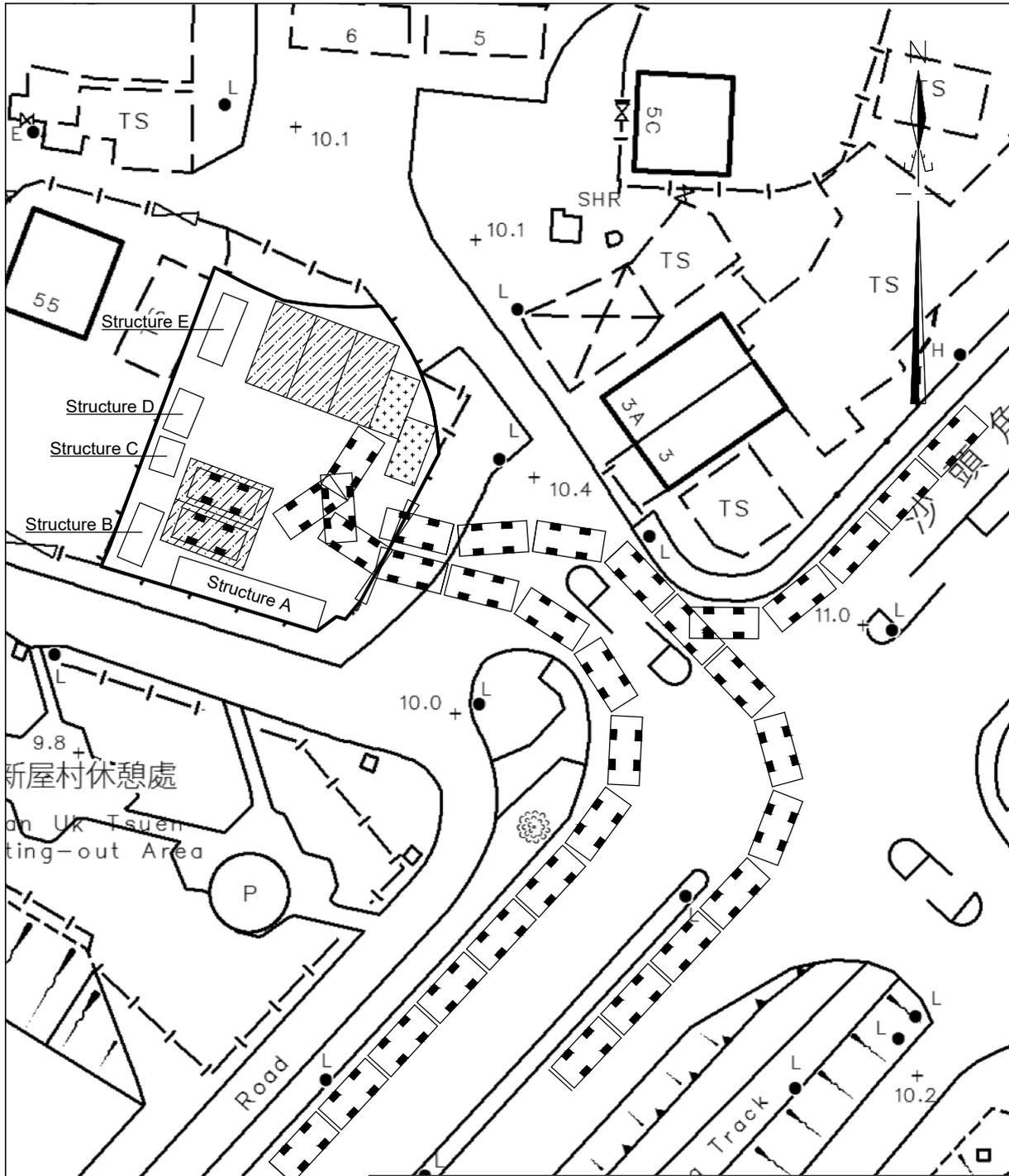
Scale :
 1 : 500

Survey Sheet No. :
 3-SW-8A

Date :
 10-09-2024

Figure No. :
 LAP/01

ROUTING PLAN



Legends :

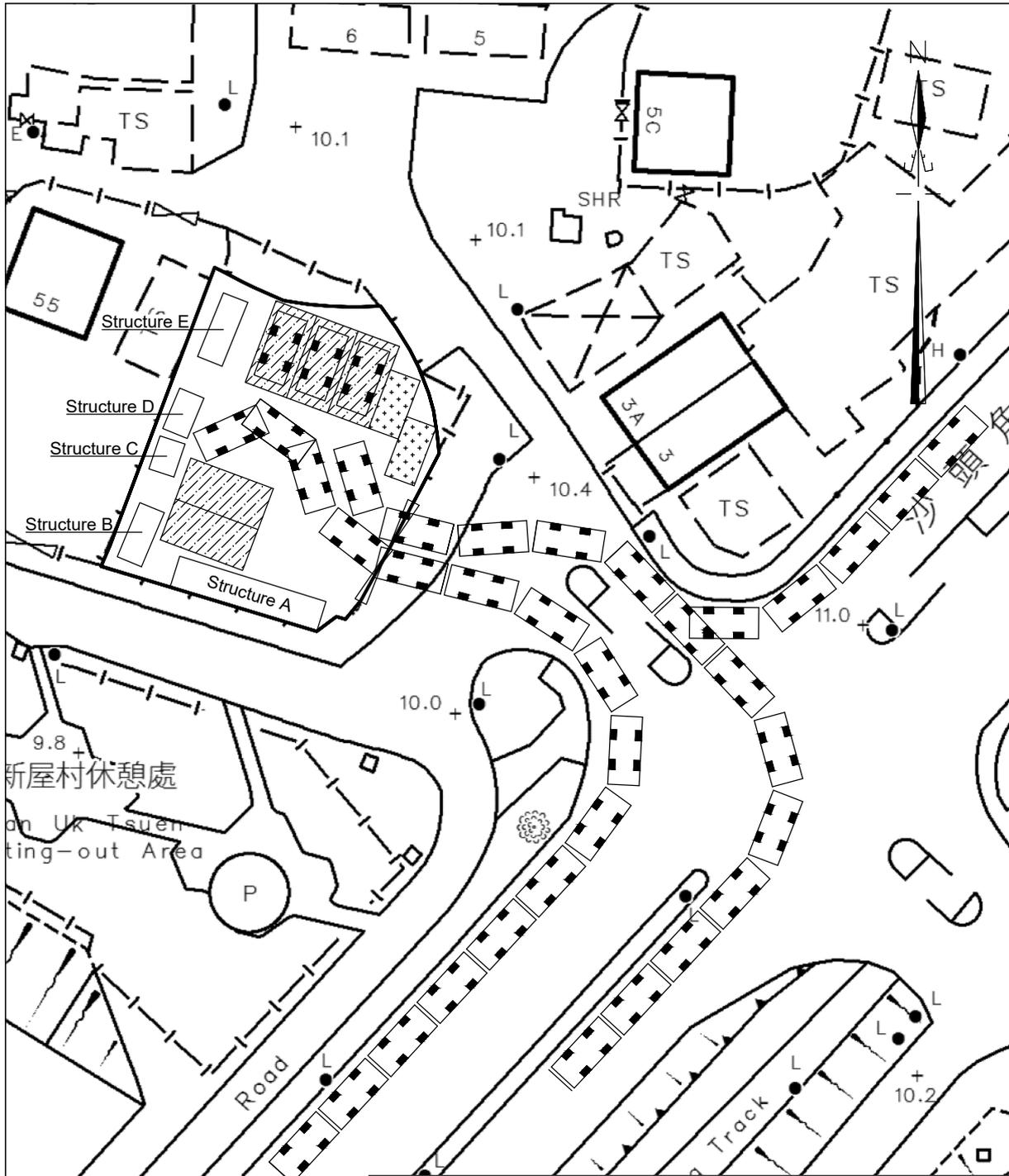
-  5 Parking space for Light Goods Vehicle (7m x 3.5m) for each
-  2 Parking space for Private Car (5m x 2.5m) for each

卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

Scale :
 1 : 500
 Date :
 10-09-2024

Survey Sheet No. :
 3-SW-8A
 Figure No. :
 RP/01

ROUTING PLAN



Legends :

- 5 Parking space for Light Goods Vehicle (7m x 3.5m) for each
- 2 Parking space for Private Car (5m x 2.5m) for each

卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

Scale :
 1 : 500

Date :
 10-09-2024

Survey Sheet No. :
 3-SW-8A

Figure No. :
 RP/02

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Peter Pak Lun NGAN/PLAND

寄件者: pang hingyeun
寄件日期: 2024年11月20日星期三 23:23
收件者: Peter Pak Lun NGAN/PLAND
主旨: 回覆: Departmental Comments - A/NE-LYT/836
附件: A_NE-LYT_836.pdf
類別: Internet Email

Dear Mr Ngan,

We reply to TD' s comments, please find the enclosed document for your reference.
Thank You !

Regards,
H.Y.Pang

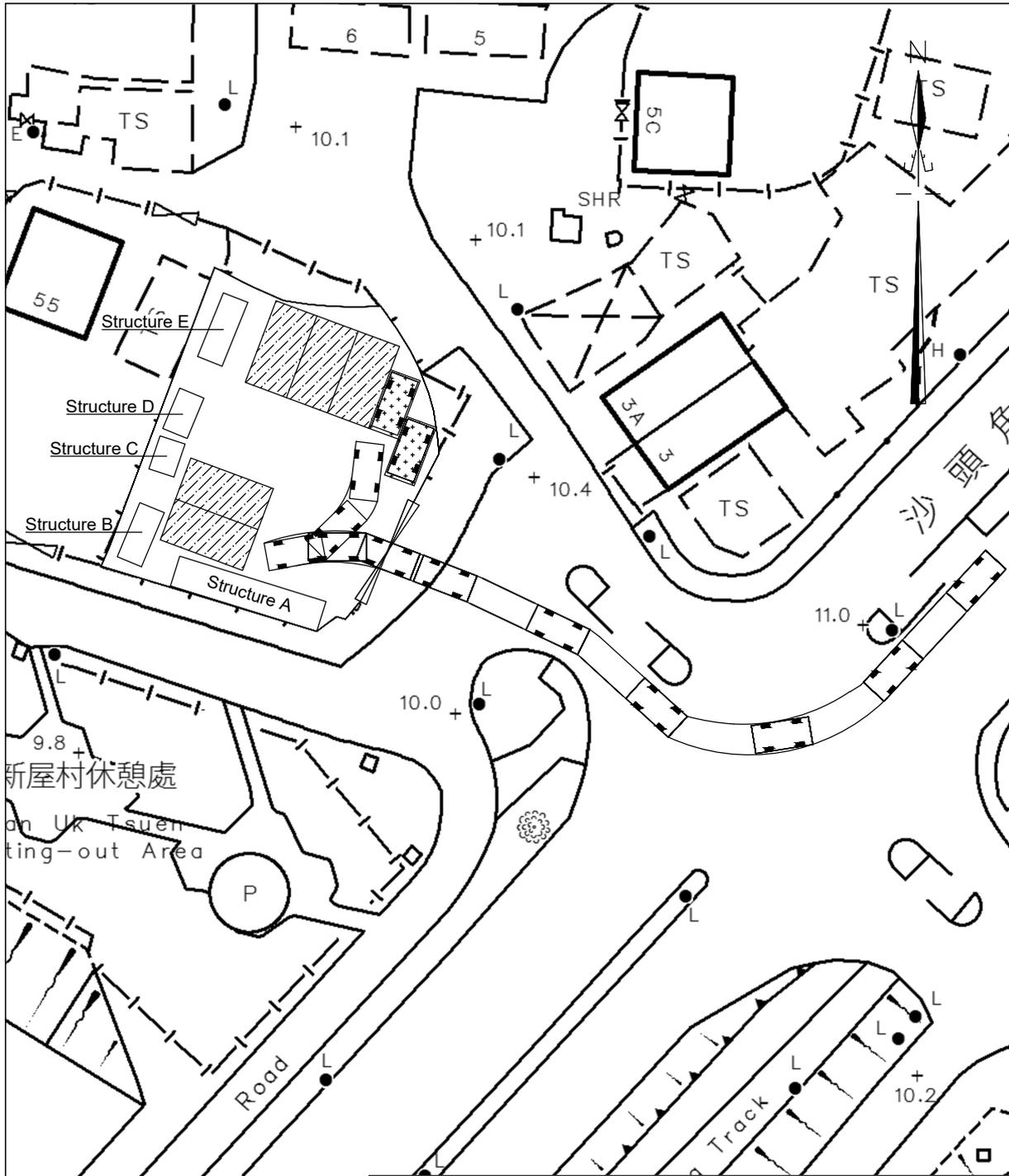
從 [Outlook](#) 傳送

S.16 Application No. A/NE-LYT/836

We reply to TD' s comments

1. The roads near the application site are mainly used by residents of the nearby San Uk Tsuen, which has approximately 40 to 60 vehicles. During peak hours, about 20 to 30 vehicles use the road for entry and exit, while we only have 1 to 2 vehicles entering and exiting daily, totaling around 3 to 4 trips per day. At the intersection, a left turn leads to Sha Tau Kok Road towards Sha Tau Kok, and another right turn leads to Sha Tau Kok Road towards Fanling. Approximately 270 meters drive along, there is another road (Ma Sik Road). All of these roads are not busy road section, and there are other connecting roads available for traffic diversion. Therefore, our vehicle entries and exits do not impact the nearby traffic.
2. Please refer to the plans.
3. We will arrange for staff to manage vehicle entry and exit to ensure that vehicles do not queue outside. If necessary, we will move the gate further back.
4. We will install signboards and warning devices at the entrance and exit to remind pedestrians to be aware of vehicle entry and exit.
5. We will seek comment form the responsible party.
6. Noted with thanks.

ROUTING PLAN



Legends :

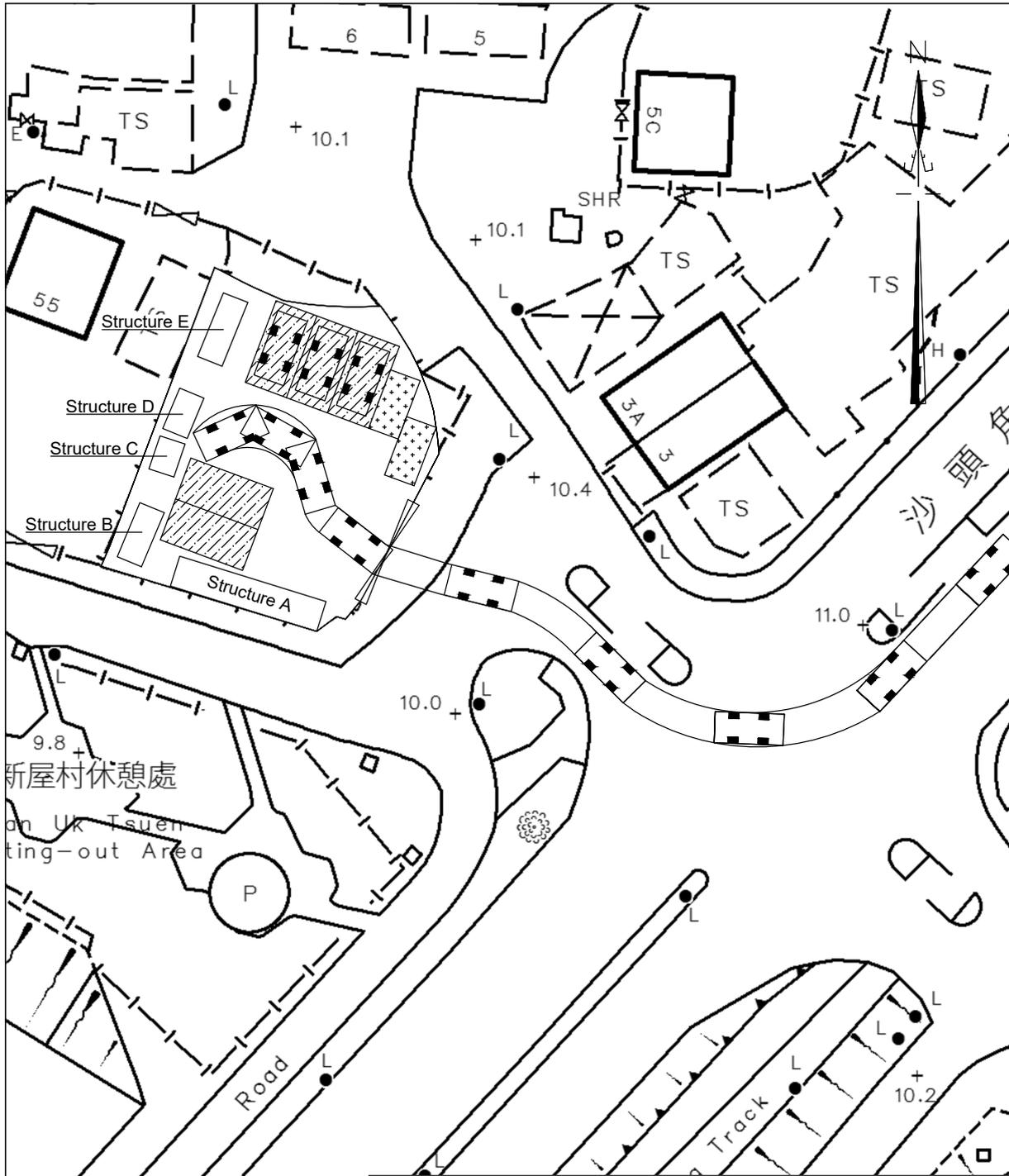
-  5 Parking space for Light Goods Vehicle (7m x 3.5m) for each
-  2 Parking space for Private Car (5m x 2.5m) for each

卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

Scale :
 1 : 500
 Date :
 19-11-2024

Survey Sheet No. :
 3-SW-8A
 Figure No. :
 RP/04

ROUTING PLAN



Legends :

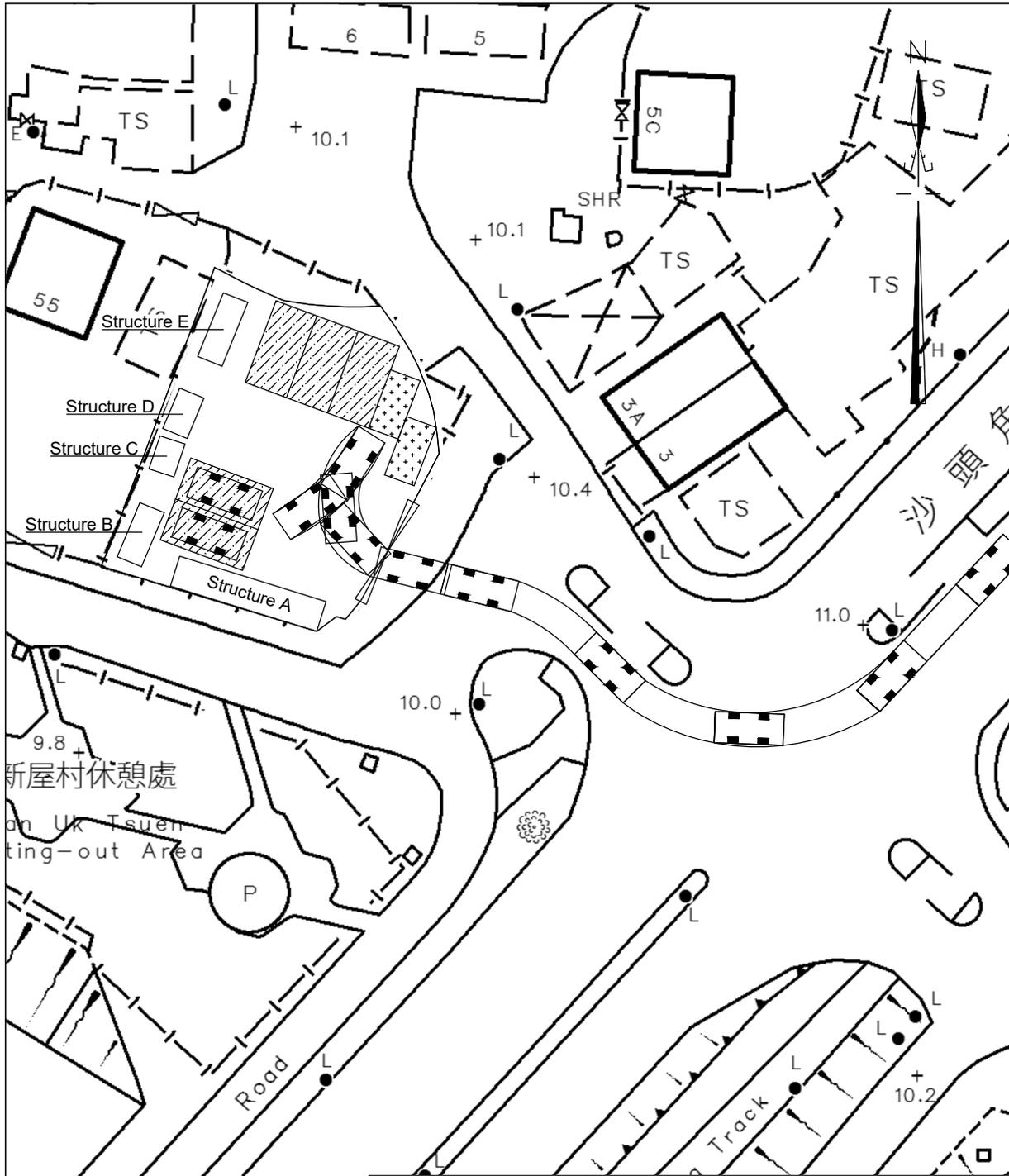
- 5 Parking space for Light Goods Vehicle (7m x 3.5m) for each
- 2 Parking space for Private Car (5m x 2.5m) for each

卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

Scale :
 1 : 500
 Date :
 19-11-2024

Survey Sheet No. :
 3-SW-8A
 Figure No. :
 RP/05

ROUTING PLAN



Legends :

- 5 Parking space for Light Goods Vehicle (7m x 3.5m) for each
- 2 Parking space for Private Car (5m x 2.5m) for each

卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

Scale :
 1 : 500

Date :
 19-11-2024

Survey Sheet No. :
 3-SW-8A

Figure No. :
 RP/06

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Peter Pak Lun NGAN/PLAND

寄件者: pang hingyeun
寄件日期: 2025年02月04日星期二 13:42
收件者: Peter Pak Lun NGAN/PLAND
主旨:
附件: Reply to Department' s comments.pdf; Plans.pdf
類別: Internet Email

Dear Mr Ngan,

Please find the enclosed documents for reply department's comments.

Thank You !

Regards,
H.Y.Pang

從 [Outlook](#) 傳送

S.16 Application No. A/NE-LYT/836

We reply to TD' s comments

1. Please refer to the plans.
2. Regardless of day or night, if we have vehicle entry and exit at the application site, we will always have staff managing the vehicle access to ensure safety.

We reply to Sha Tin, Tai Po and North District Planning Office of Planning Department' s comments

1. We are primarily applying for use as a parking lot and office. The storage room has existence for a long time and is owned and used by the owner, so it is included in the application as well.
2. The office contains some documents and materials from a logistics company, while the storage room holds some old furniture and miscellaneous items, as well as some gardening tools and small repair tools.
3. We are open 24 hours a day, Monday to Sunday, including public holidays.
4. No "demolition, maintenance, repair, cleaning, painting or other workshop activities" will be carried out on application site.
5. The application site has been used for its current purpose for many years without receiving any complaints or experiencing any incidents.

The site is located near Sha Tau Kok Road, and our vehicles have not affected nearby traffic.

We only operate as a parking lot and do not engage in vehicle repairs, so there is minimal impact on the environment.

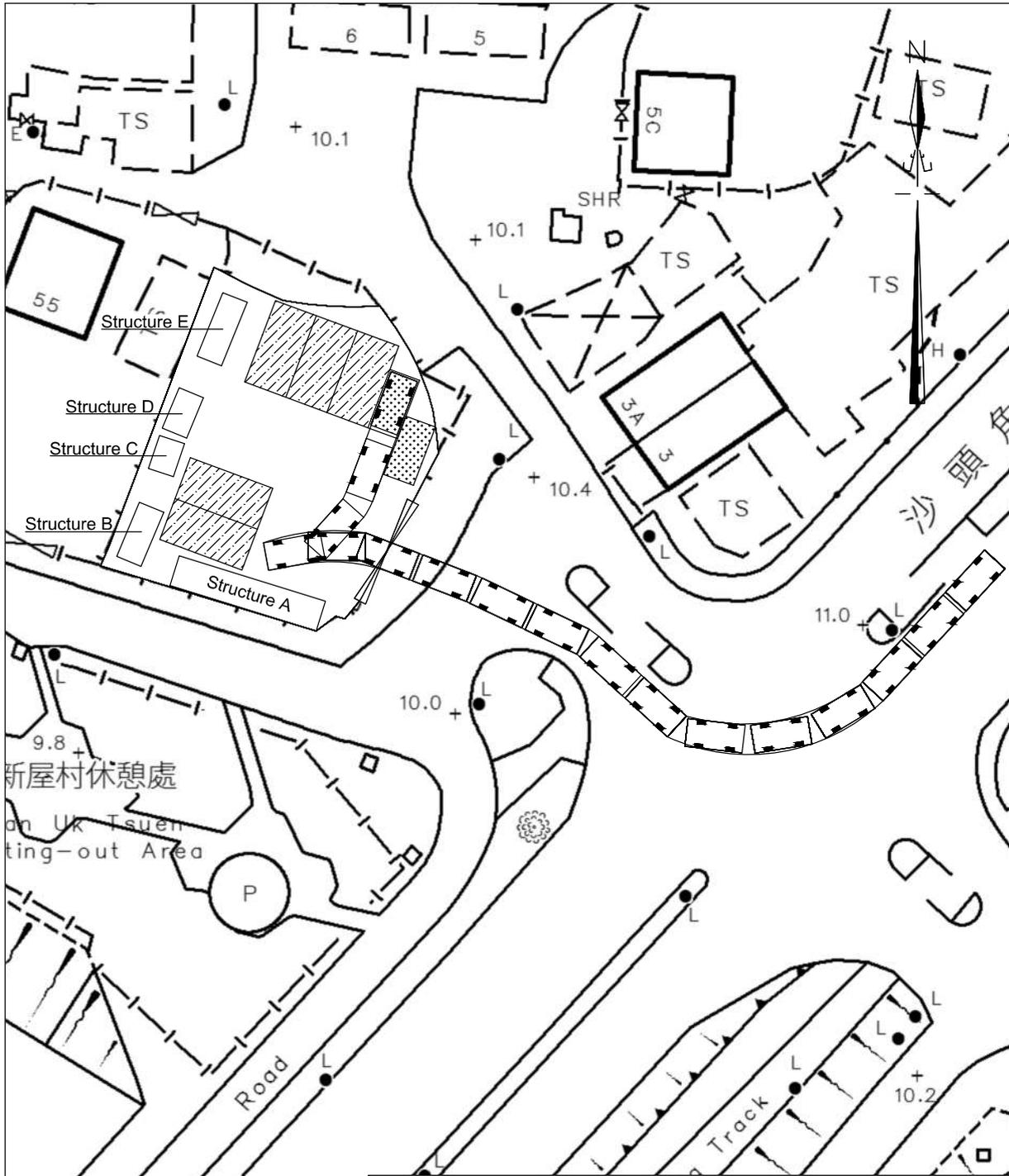
The site is equipped with drainage channels, allowing us to collect rainwater and ensure there is no flooding.

The application site serves solely as a parking lot and does not involve any wastewater that needs to be treated.

Regarding fire safety, we ensure that suitable fire safety facilities are installed to meet the satisfaction of the Fire Services Department.

The application site is situated in a rural development area, where using it as a parking lot is feasible. If it cannot be used as a parking lot, then all rural development sites in other villages in the New Territories should similarly be disapproved. We kindly ask you to consider this carefully.

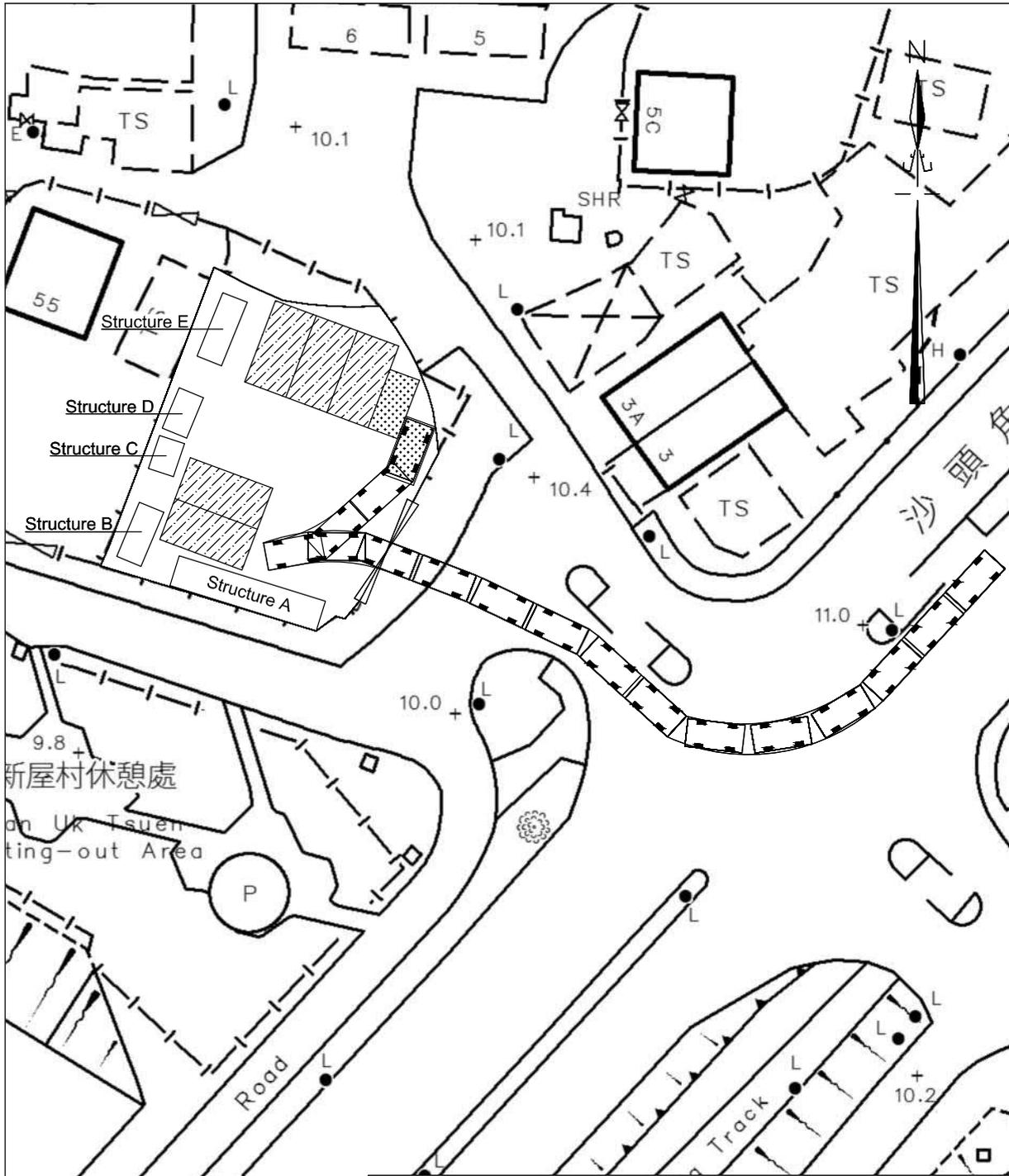
ROUTING PLAN



Legends :

-  5 Parking space for Light Goods Vehicle (7m x 3.5m) for each
-  2 Parking space for Private Car (5m x 2.5m) for each

| | | |
|--|------------|--------------------|
| 卓 弘 測 量 服 務 公 司 CHUO WANG SURVEY SERVICES COMPANY | Scale : | Survey Sheet No. : |
| | 1 : 500 | 3-SW-8A |
| | Date : | Figure No. : |
| | 19-11-2024 | RP/01 |



- Legends :**
-  5 Parking space for Light Goods Vehicle (7m x 3.5m) for each
 -  2 Parking space for Private Car (5m x 2.5m) for each

卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

1/F, Block A, Wo Tai Building, No. 2 - 24, Wo Tai Street, Luen Wo Hui, Fanling, N.T.

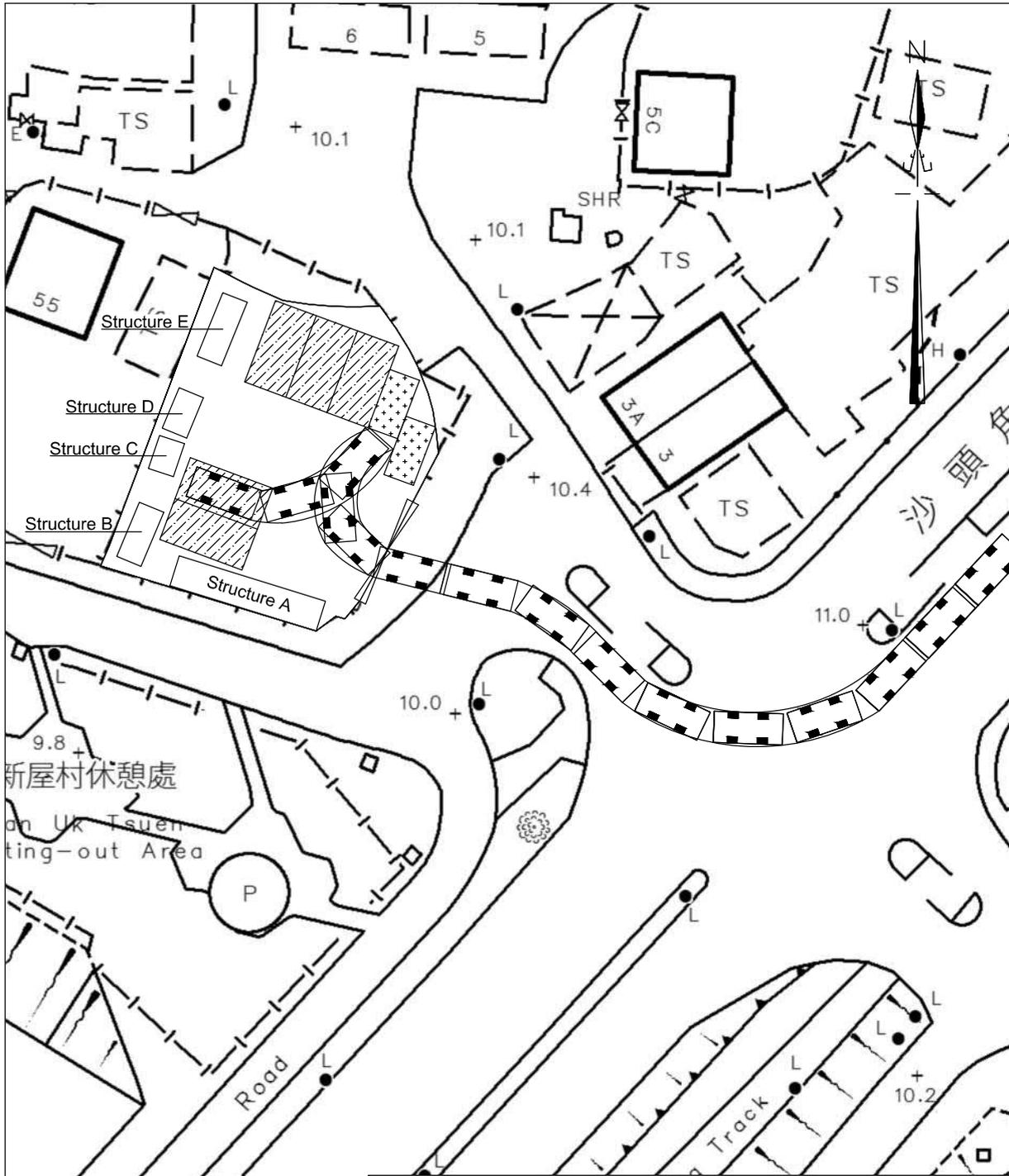
Scale :
1 : 500

Date :
19-11-2024

Survey Sheet No. :
3-SW-8A

Figure No. :
RP/02

ROUTING PLAN

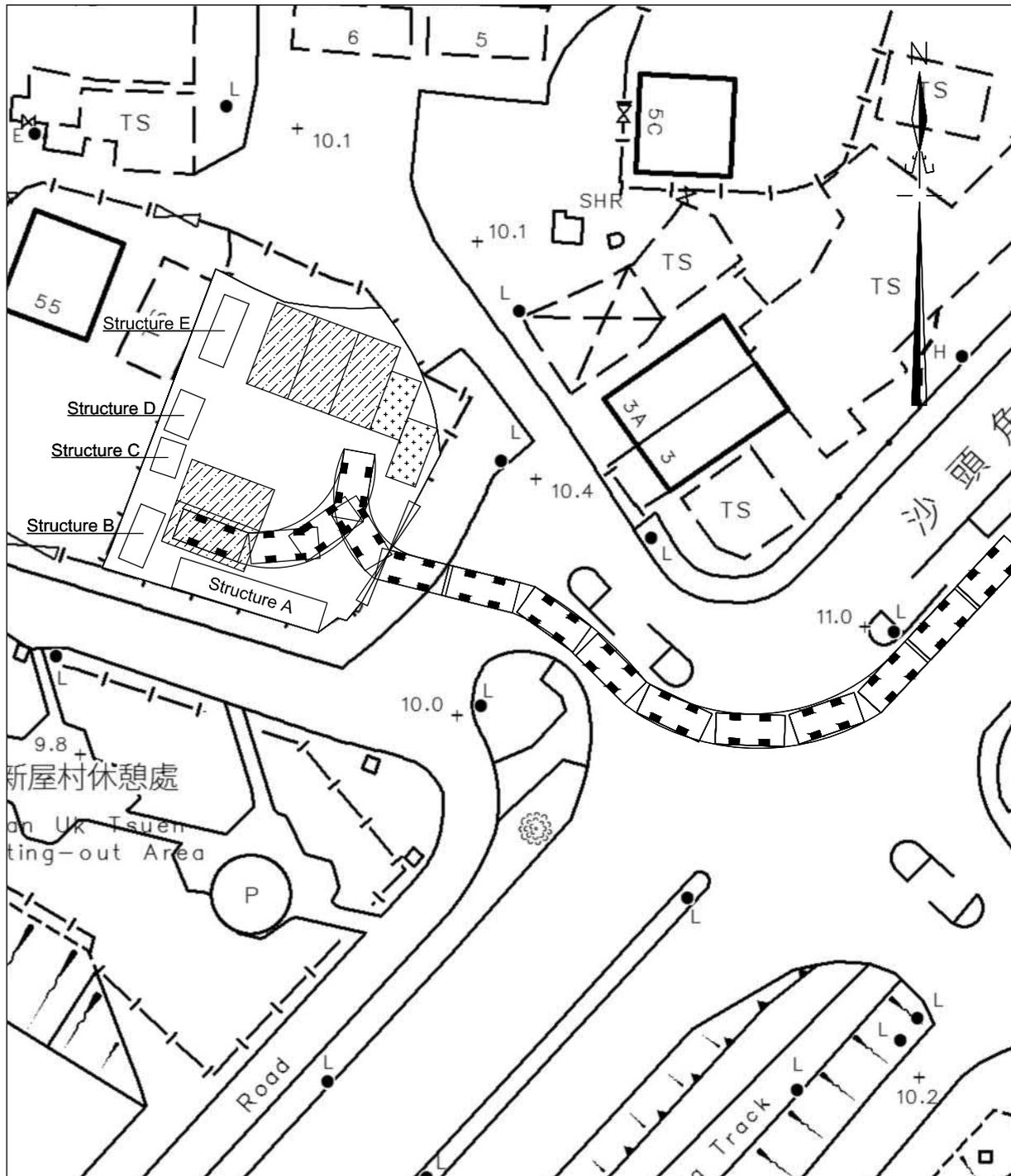


Legends :

-  5 Parking space for Light Goods Vehicle (7m x 3.5m) for each
-  2 Parking space for Private Car (5m x 2.5m) for each

| | | |
|--|------------|--------------------|
| 卓 弘 測 量 服 務 公 司 CHUO WANG SURVEY SERVICES COMPANY | Scale : | Survey Sheet No. : |
| | 1 : 500 | 3-SW-8A |
| | Date : | Figure No. : |
| | 19-11-2024 | RP/03 |

ROUTING PLAN



Legends :

-  5 Parking space for Light Goods Vehicle (7m x 3.5m) for each
-  2 Parking space for Private Car (5m x 2.5m) for each

卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

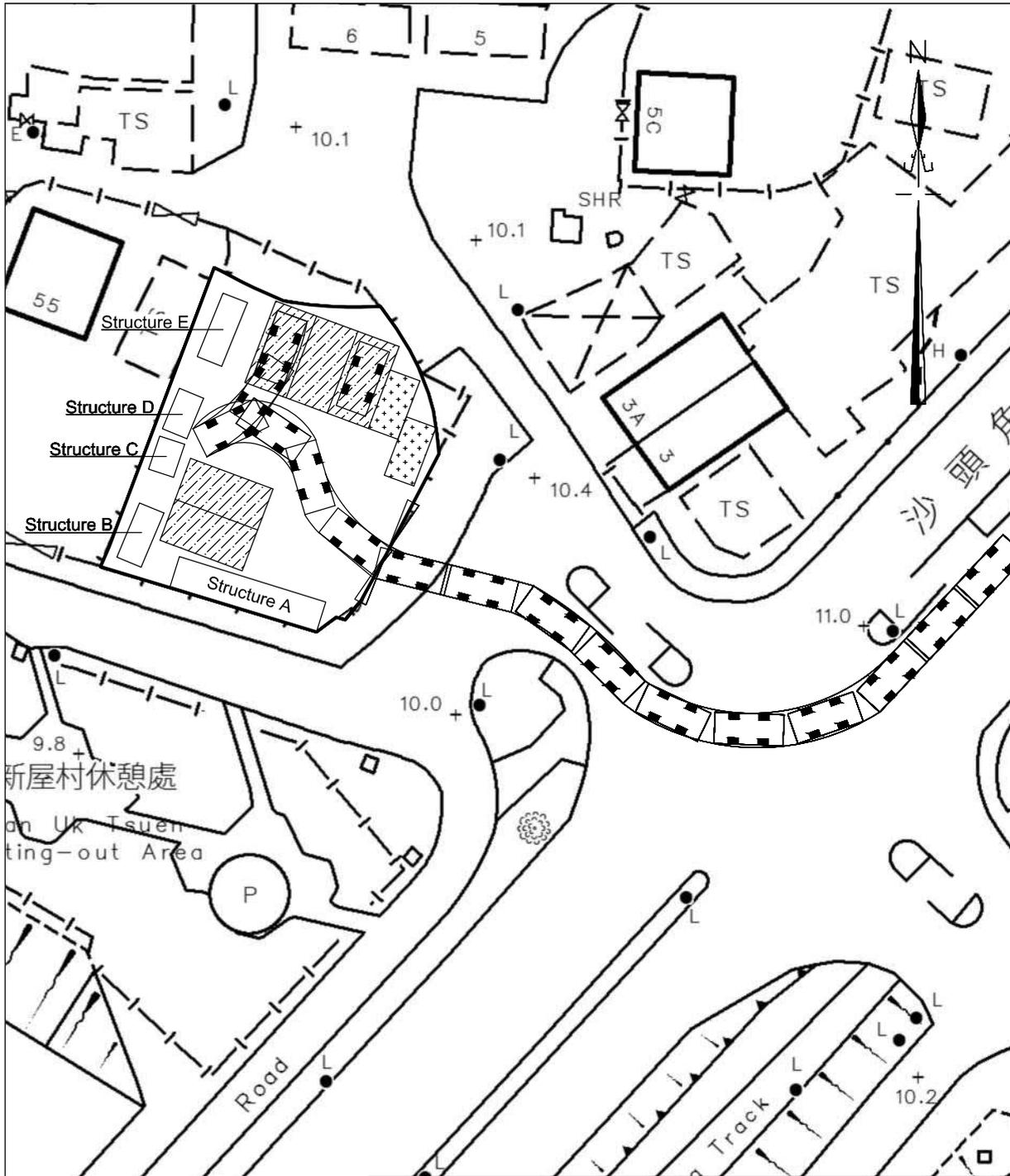
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Survey Sheet No. :
 3-SW-8A

Date :
 19-11-2024

Figure No. :
 RP/04

ROUTING PLAN



Legends :

-  5 Parking space for Light Goods Vehicle (7m x 3.5m) for each
-  2 Parking space for Private Car (5m x 2.5m) for each

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CHUO WANG SURVEY SERVICES COMPANY

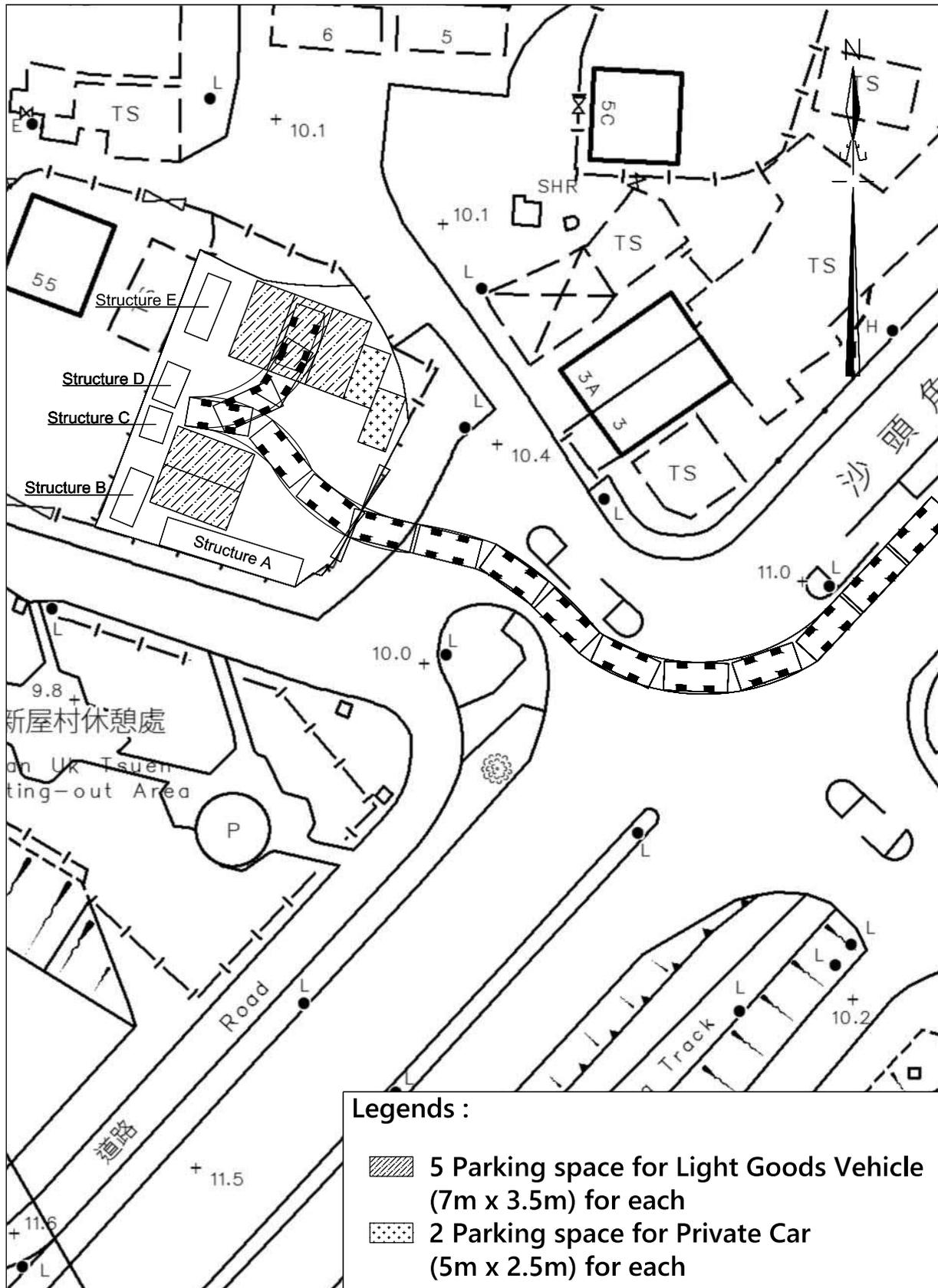
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Survey Sheet No. :
 3-SW-8A

Date :
 19-11-2024

Figure No. :
 RP/05

ROUTING PLAN



Legends :

-  5 Parking space for Light Goods Vehicle (7m x 3.5m) for each
-  2 Parking space for Private Car (5m x 2.5m) for each

卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

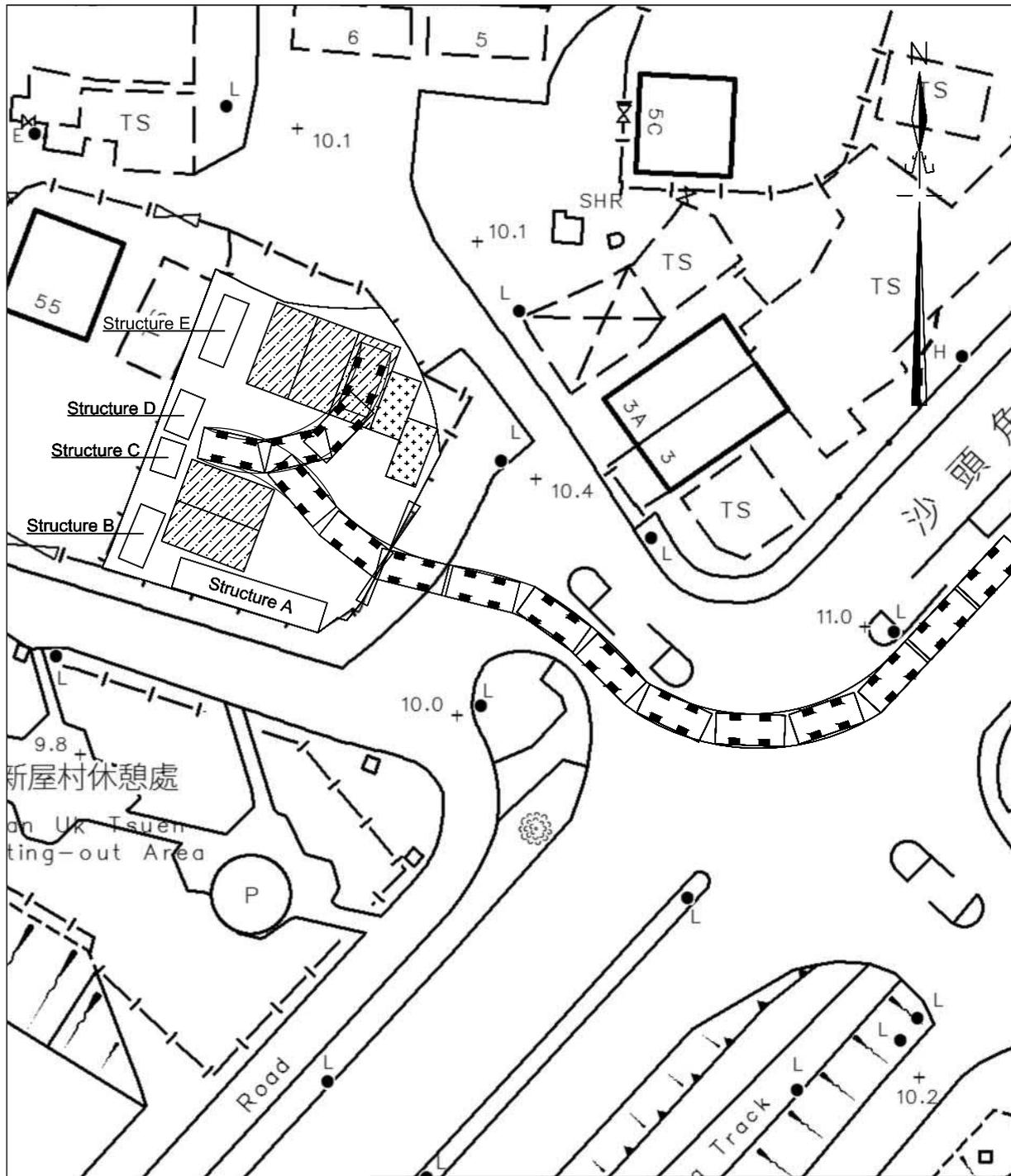
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Survey Sheet No. :
 3-SW-8A

Date :
 19-11-2024

Figure No. :
 RP/06

ROUTING PLAN



Legends :

-  5 Parking space for Light Goods Vehicle (7m x 3.5m) for each
-  2 Parking space for Private Car (5m x 2.5m) for each

卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

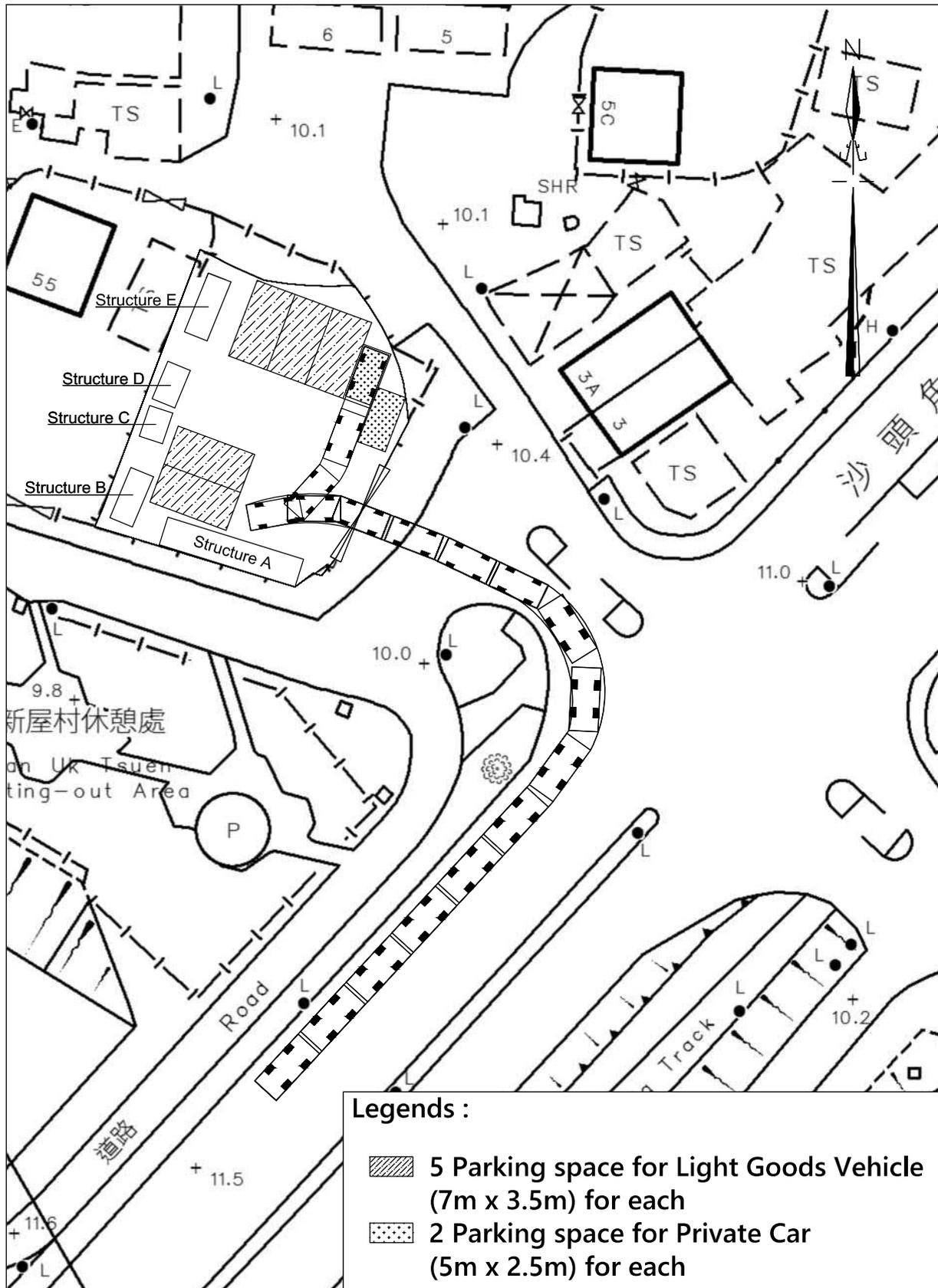
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Survey Sheet No. :
 3-SW-8A

Date :
 19-11-2024

Figure No. :
 RP/07

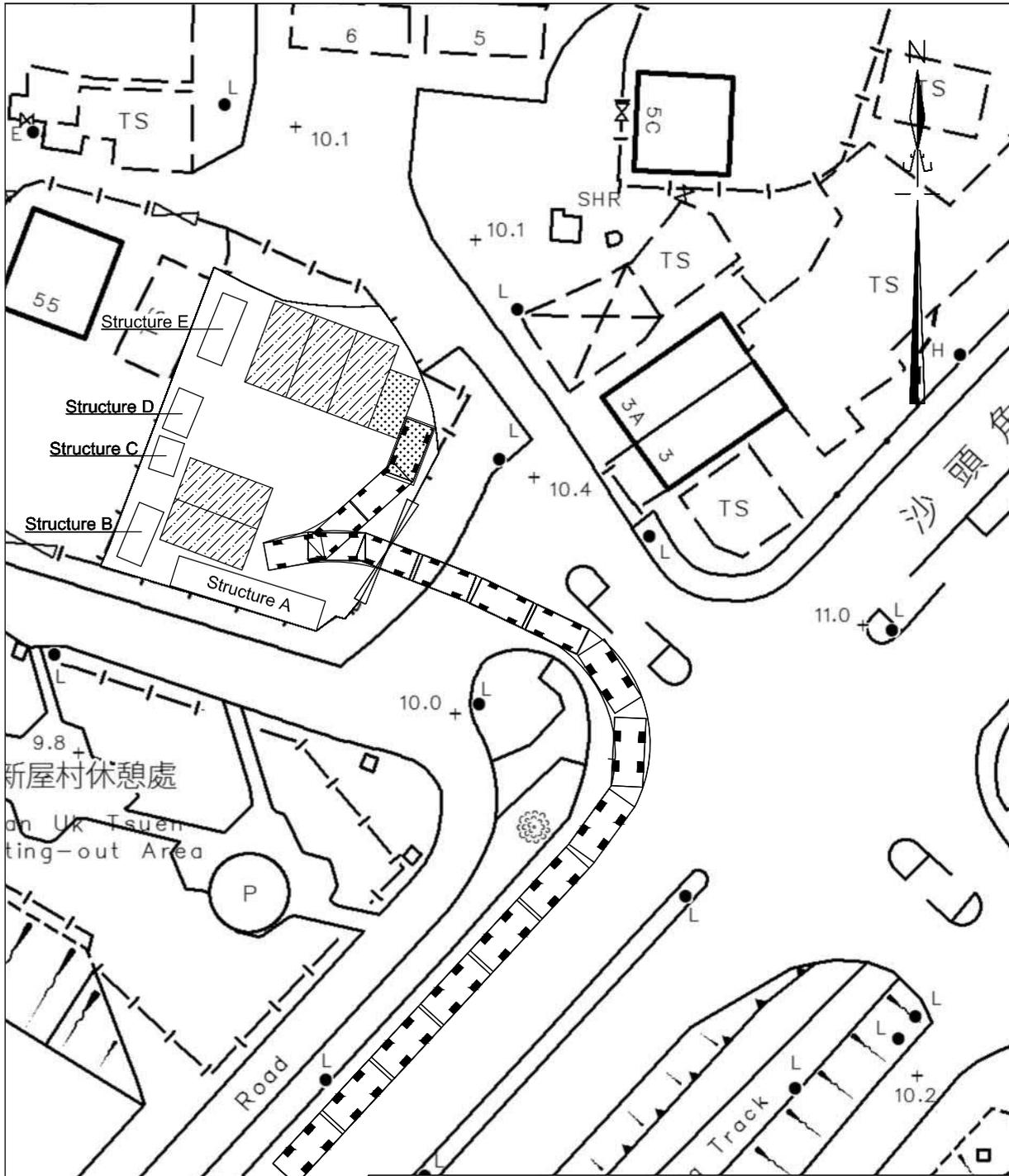
ROUTING PLAN



卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

Scale :
 1 : 500
 Date :
 19-11-2024

Survey Sheet No. :
 3-SW-8A
 Figure No. :
 RP/08



- Legends :**
-  5 Parking space for Light Goods Vehicle (7m x 3.5m) for each
 -  2 Parking space for Private Car (5m x 2.5m) for each

卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

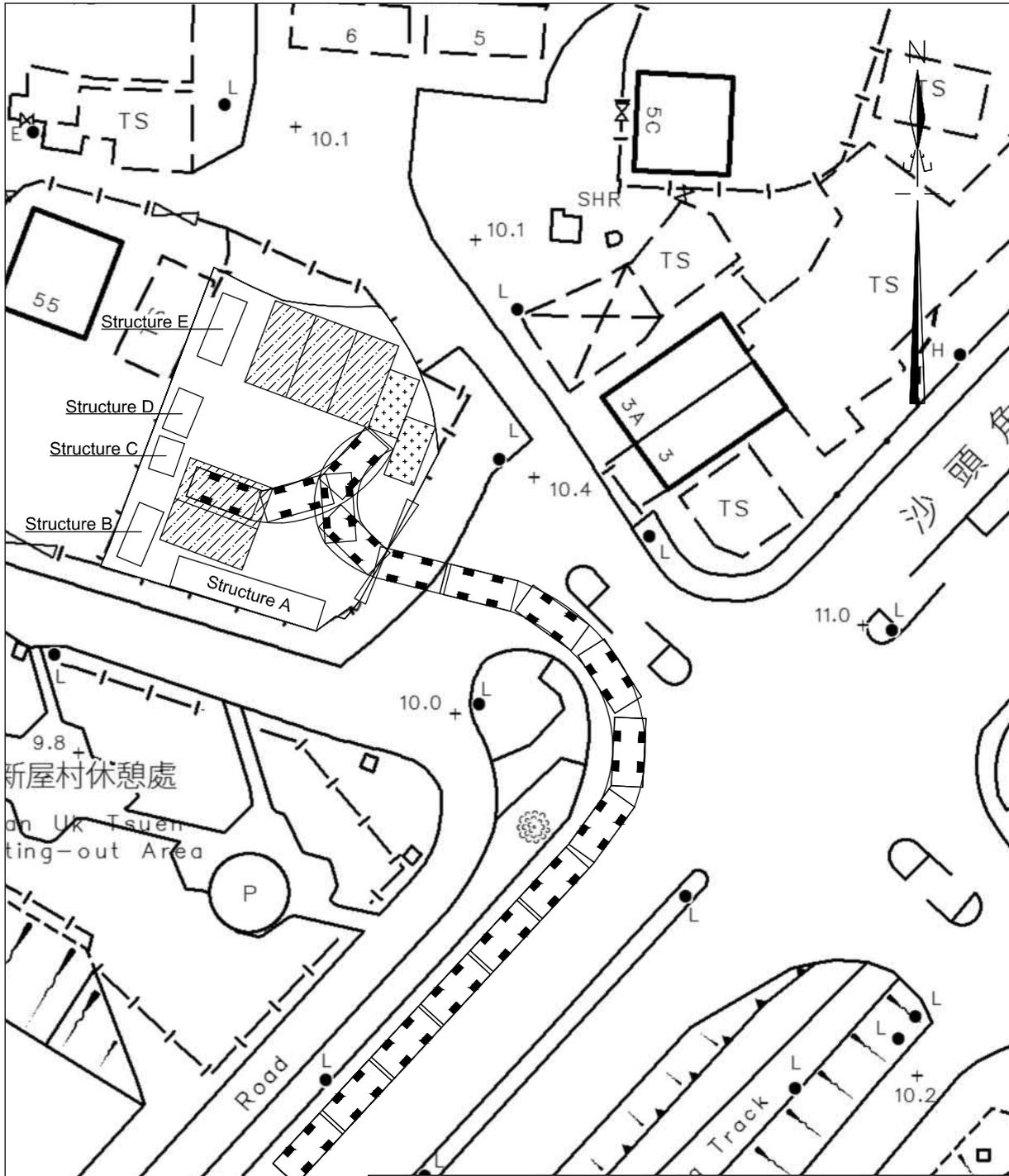
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Survey Sheet No. :
 3-SW-8A

Date :
 19-11-2024

Figure No. :
 RP/09

ROUTING PLAN

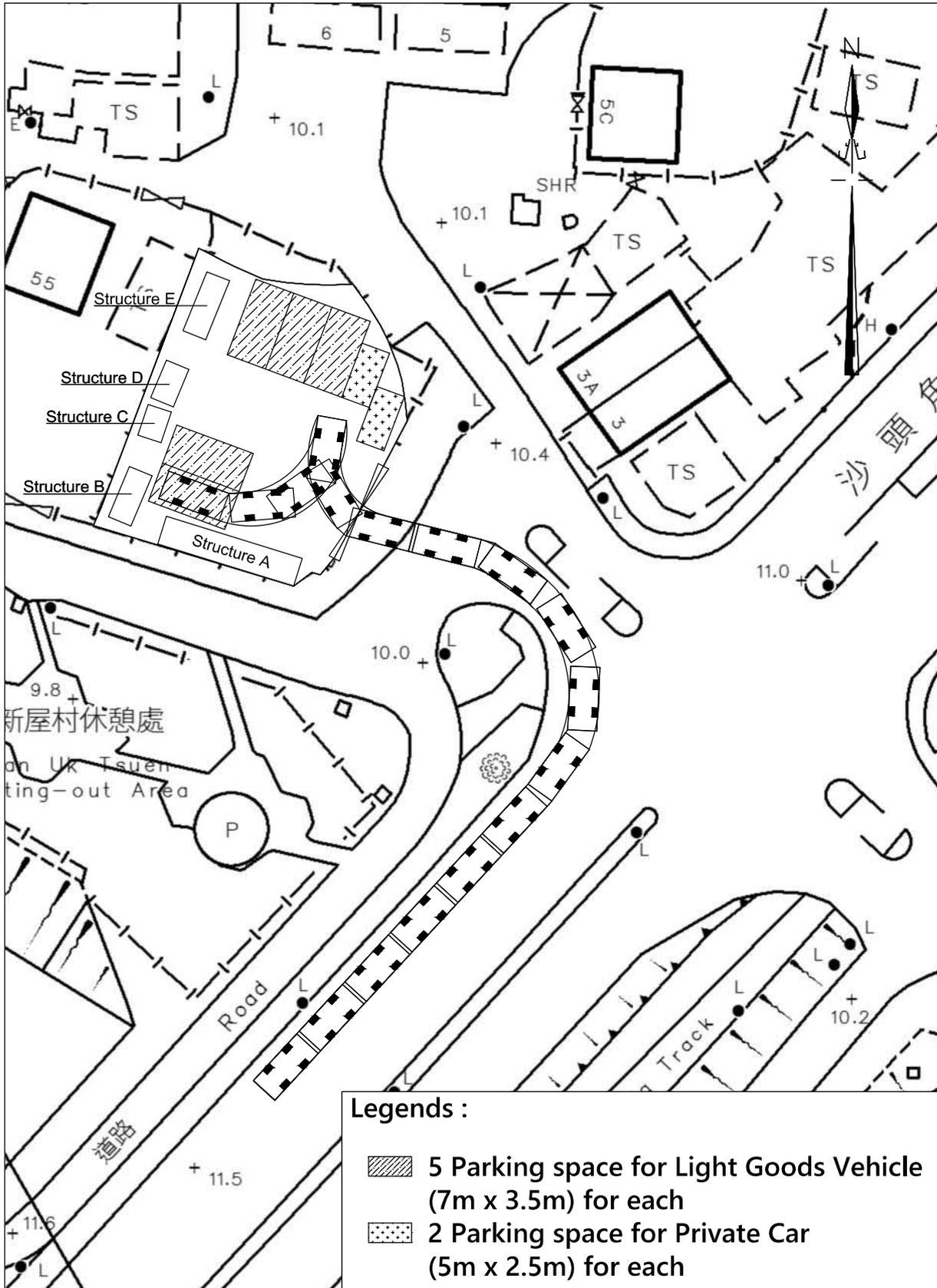


Legends :

- 5 Parking space for Light Goods Vehicle (7m x 3.5m) for each
- 2 Parking space for Private Car (5m x 2.5m) for each

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| <p>卓 弘 測 量 服 務 公 司 CHUO WANG SURVEY SERVICES COMPANY</p> | <p>Scale : 1 : 500</p> | <p>Survey Sheet No. : 3-SW-8A</p> |
| | <p>Date : 19-11-2024</p> | <p>Figure No. : RP/10</p> |

ROUTING PLAN



Legends :

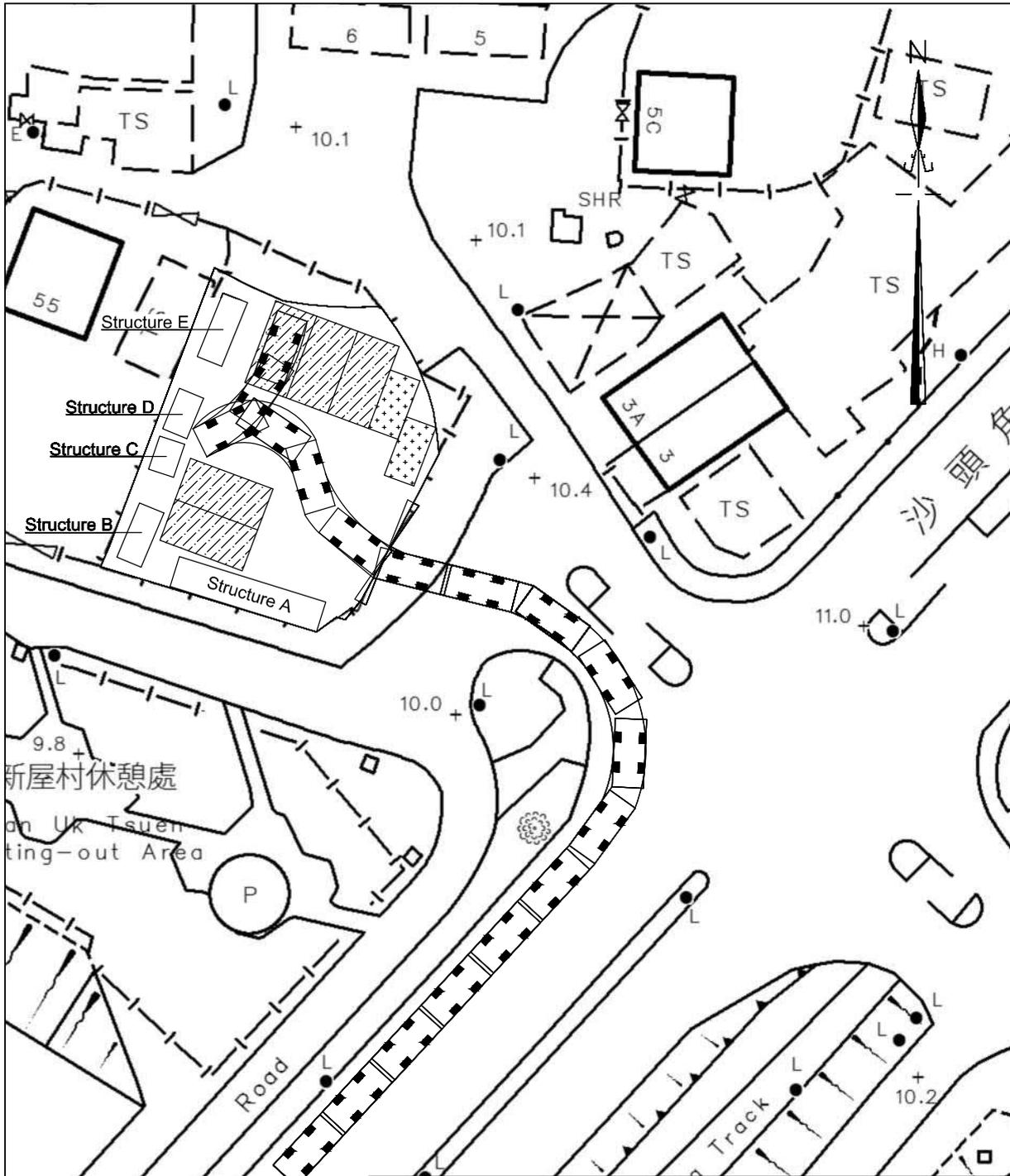
-  5 Parking space for Light Goods Vehicle (7m x 3.5m) for each
-  2 Parking space for Private Car (5m x 2.5m) for each

卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

Scale :
 1 : 500
 Date :
 19-11-2024

Survey Sheet No. :
 3-SW-8A
 Figure No. :
 RP/11

ROUTING PLAN



Legends :

-  5 Parking space for Light Goods Vehicle (7m x 3.5m) for each
-  2 Parking space for Private Car (5m x 2.5m) for each

卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

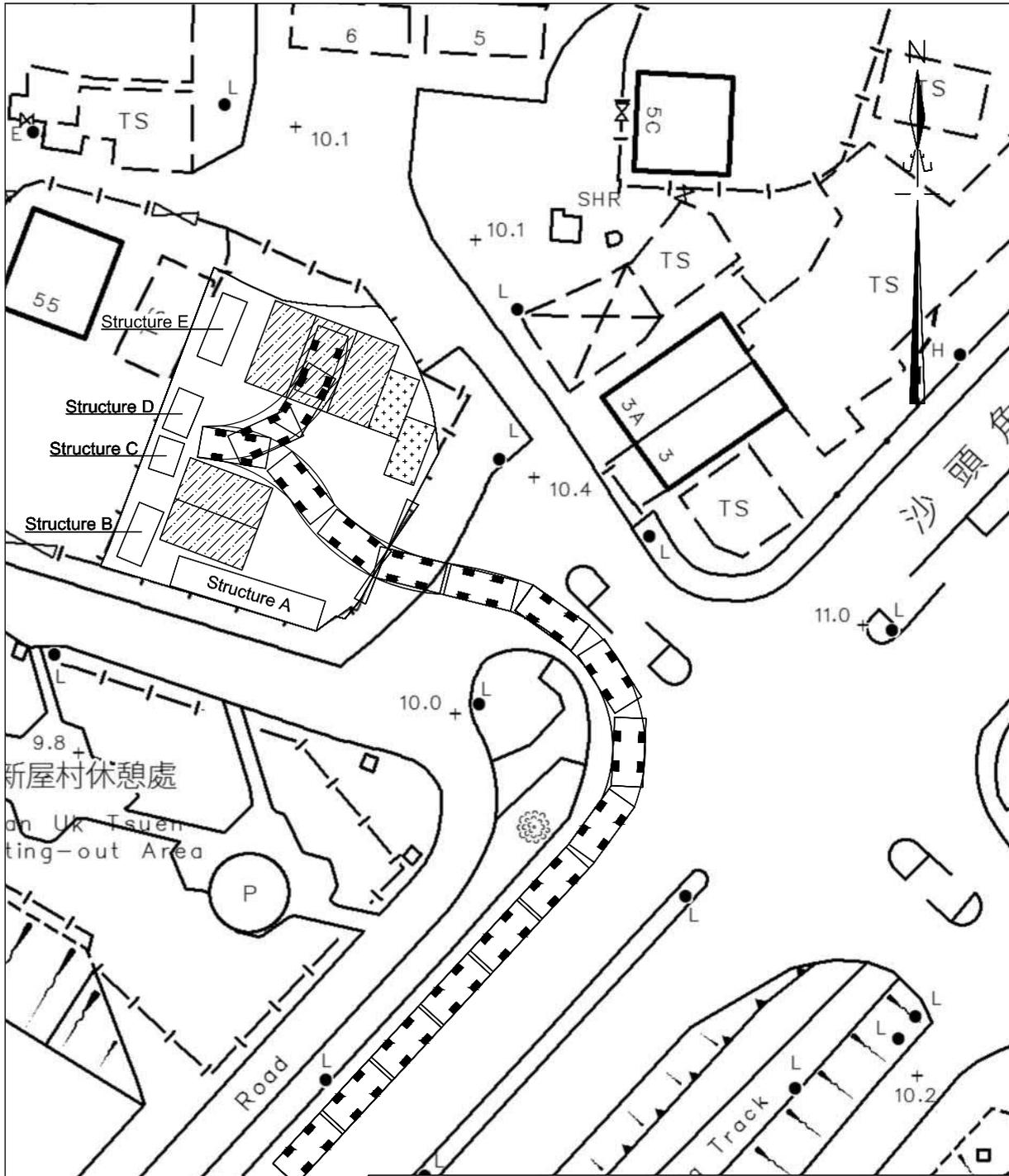
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Survey Sheet No. :
 3-SW-8A

Date :
 19-11-2024

Figure No. :
 RP/12

ROUTING PLAN

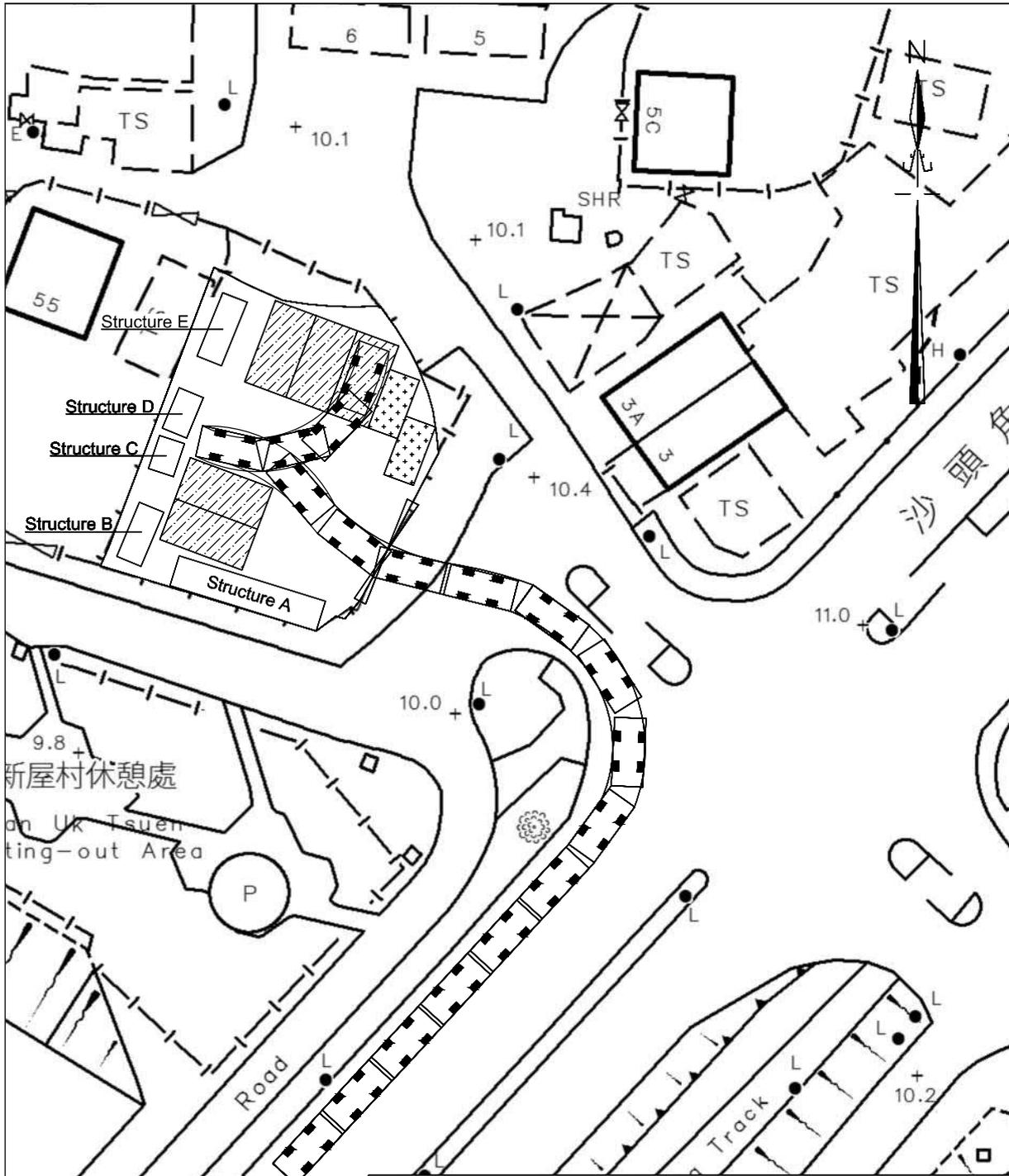


Legends :

-  5 Parking space for Light Goods Vehicle (7m x 3.5m) for each
-  2 Parking space for Private Car (5m x 2.5m) for each

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| 卓 弘 測 量 服 務 公 司 CHUO WANG SURVEY SERVICES COMPANY | Scale : | Survey Sheet No. : |
| | 1 : 500 | 3-SW-8A |
| | Date : | Figure No. : |
| | 19-11-2024 | RP/13 |

ROUTING PLAN



Legends :

- 5 Parking space for Light Goods Vehicle (7m x 3.5m) for each
- 2 Parking space for Private Car (5m x 2.5m) for each

| | | |
|---|------------------------------|---------------------------------------|
| <p>卓 弘 測 量 服 務 公 司 CHUO WANG SURVEY SERVICES COMPANY</p> | <p>Scale : 1 : 500</p> | <p>Survey Sheet No. : 3-SW-8A</p> |
| | <p>Date : 19-11-2024</p> | <p>Figure No. : RP/14</p> |

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Peter Pak Lun NGAN/PLAND

寄件者:
寄件日期: 2025年04月28日星期一 10:50
收件者: Peter Pak Lun NGAN/PLAND; tpbpd/PLAND
副本: Ryan Chi Kin HO/PLAND; Audrey Hiu Tung SOO/PLAND
主旨: Departmental Comments - A/NE-LYT/836
附件: Department comments.pdf; Plans.pdf
類別: Internet Email

Dear Mr Ngan,

We reply to department' s comments
Thank You !

Regards,
H.Y.Pang

We reply to TD' s comment

1. Please refer to the enclosed plan.

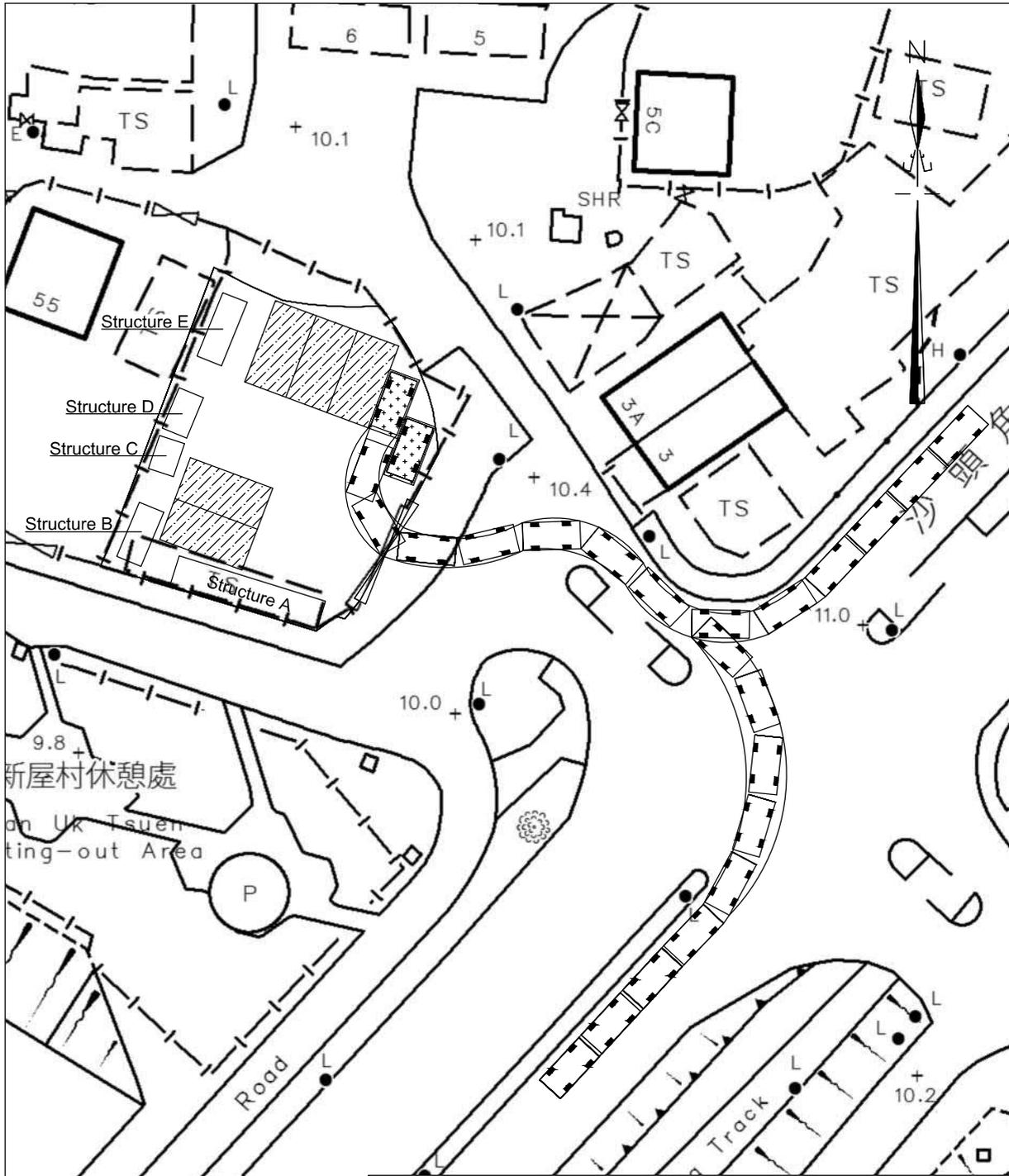
We reply to Lands Department' s comment

1. We understand that the application site is comprises Schedule Agricultural Lots held under the Block Government Lease, however, according to the current information from the Planning Department, it is classified as land for village type development zone. We acknowledge that no structures can be built without permission, so we now wish to regularize the existing structures on the application site through a planning application. At the same time, we understand that no right of access via Government land (GL) is granted to the site, since the application site is located next to a road that is publicly used, so we access the application site at the aforementioned location.
2. We understand that there are unauthorized structures on the private land, and we now wish to regularize these structures through a planning application. We are also willing to apply for a waiver from the relevant authorities. If the Lands Department determines that we need to remove the structures, we can remove Structure (B to E) from the planning application and only retain Structure A as an office.

We understand that occupying government land without prior approval is illegal, which is why we wish to address these issues through a planning application. If the Lands Department deems it necessary for us to return the relevant area to the government, we can relocate the structures and the enclosed area to the private land.

3. If the Lands Department determines that the structures on the private land must be removed, we are willing to remove Structures (B to E) from the application site while retaining Structure A, as Structure A has always been present at that location for many years.
4. We currently wish to regularize the structures within the application site through a planning application. We hope to apply for a short term waiver to allow these structures to remain in the application site. However, if the relevant authorities do not grant this, we would like to retain only Structure A as an office and seek a short term waiver for Structure A from the relevant authorities.
5. We understand and kindly request that you convey the relevant situation to the Lands Department

ROUTING PLAN

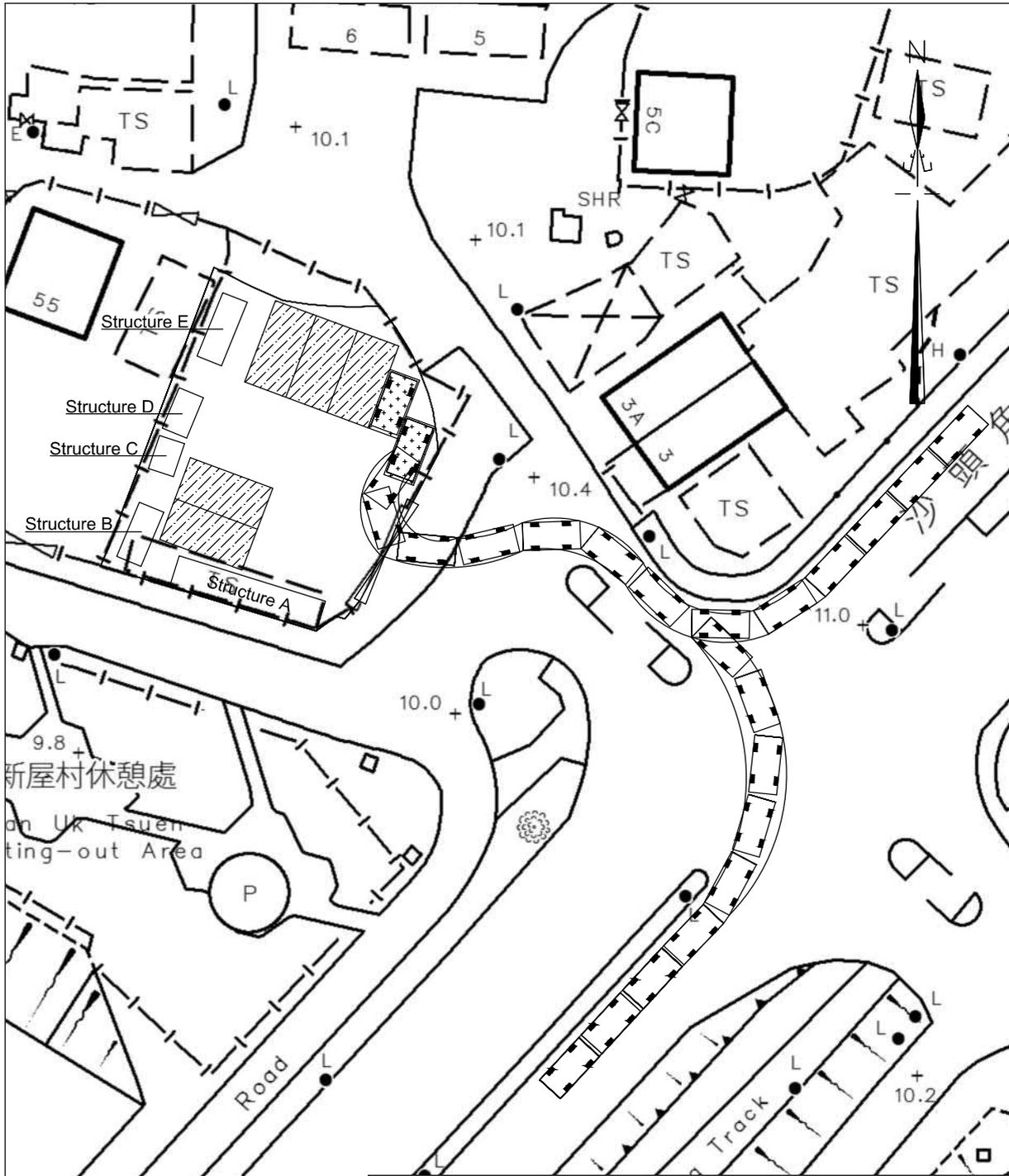


Legends :

-  5 Parking space for Light Goods Vehicle (7m x 3.5m) for each
-  2 Parking space for Private Car (5m x 2.5m) for each

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| 卓 弘 測 量 服 務 公 司 CHUO WANG SURVEY SERVICES COMPANY | Scale : | Survey Sheet No. : |
| | 1 : 500 | 3-SW-8A |
| | Date : | Figure No. : |
| | 19-11-2024 | RP/15 |

ROUTING PLAN

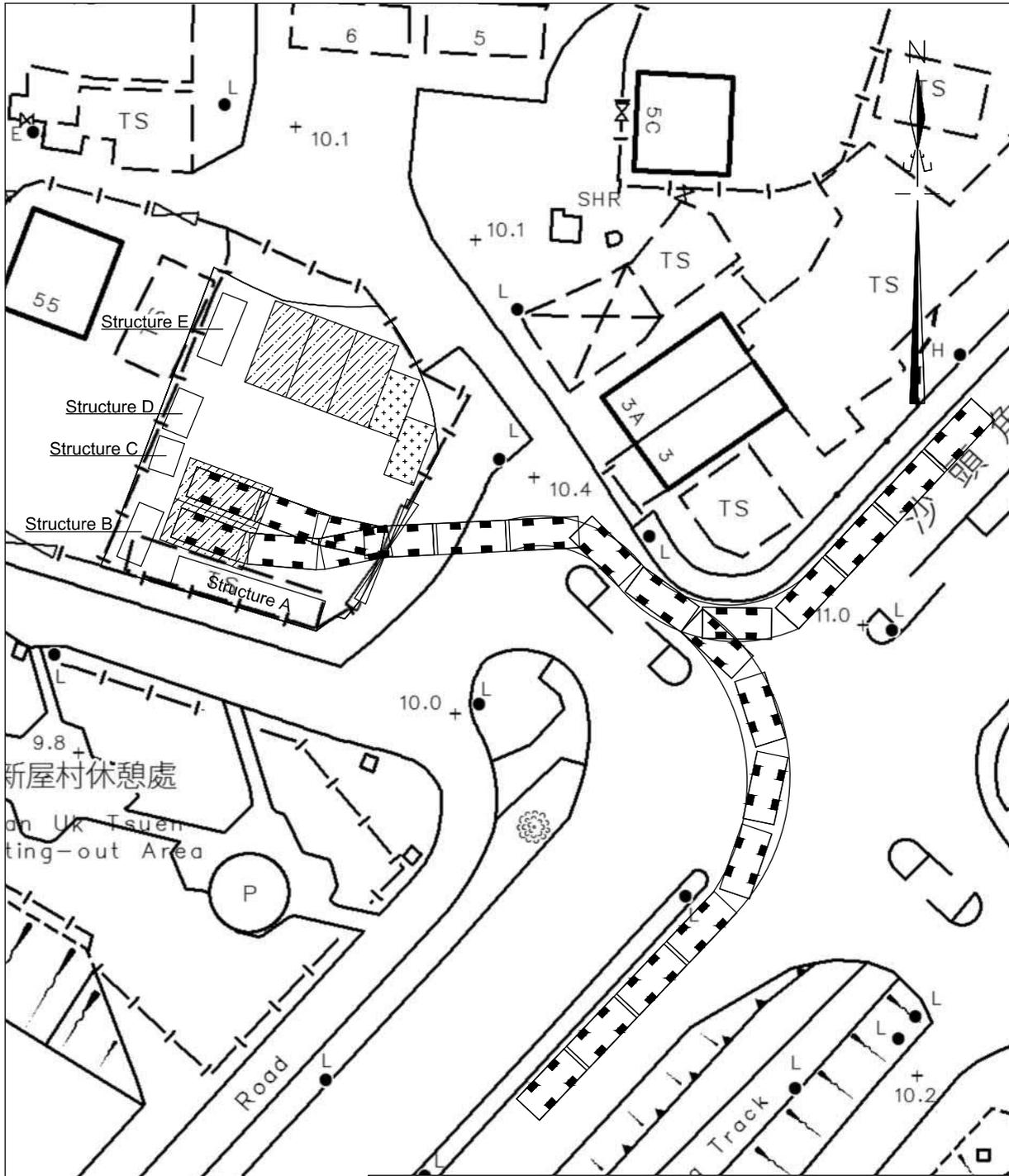


Legends :

-  5 Parking space for Light Goods Vehicle (7m x 3.5m) for each
-  2 Parking space for Private Car (5m x 2.5m) for each

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| 卓 弘 測 量 服 務 公 司 CHUO WANG SURVEY SERVICES COMPANY | Scale : | Survey Sheet No. : |
| | 1 : 500 | 3-SW-8A |
| | Date : | Figure No. : |
| | 19-11-2024 | RP/16 |

ROUTING PLAN



Legends :

- 5 Parking space for Light Goods Vehicle (7m x 3.5m) for each
- 2 Parking space for Private Car (5m x 2.5m) for each

卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

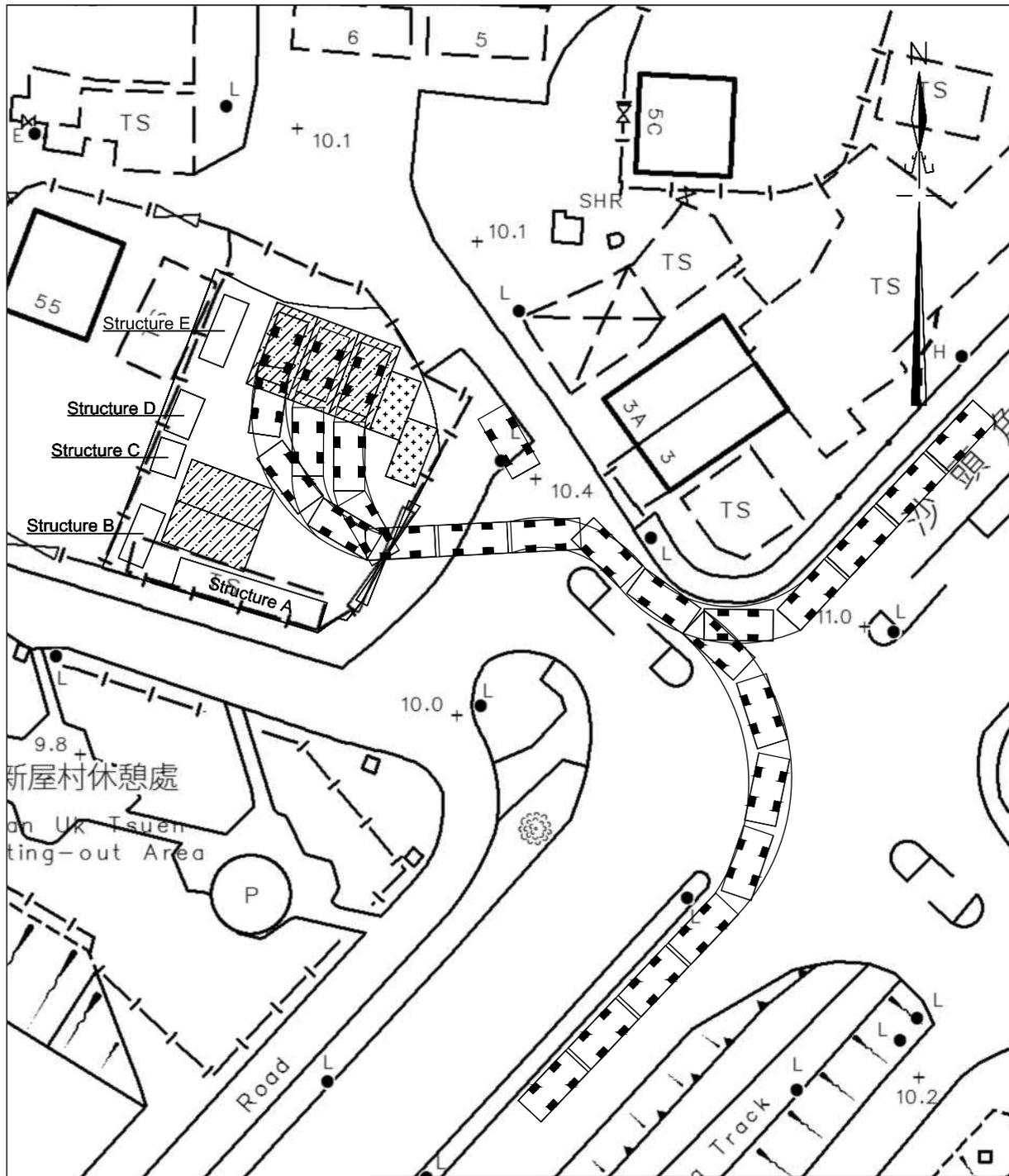
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Survey Sheet No. :
 3-SW-8A

Date :
 19-11-2024

Figure No. :
 RP/17

ROUTING PLAN



Legends :

-  5 Parking space for Light Goods Vehicle (7m x 3.5m) for each
-  2 Parking space for Private Car (5m x 2.5m) for each

卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

Scale :
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Survey Sheet No. :
 3-SW-8A

Date :
 19-11-2024

Figure No. :
 RP/18

**Similar S.16 Applications in the vicinity of the Application Site
within “Village Type Development” zones
on the approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/19
in the Past Five Years**

Approved Applications

| Application No. | Uses/Development | Date of Consideration |
|-----------------------------|--|-----------------------------------|
| A/NE-LYT/710 ^[1] | Proposed Temporary Public Vehicle Park (Private Car) for a Period of 3 Years | 20.9.2019 |
| A/NE-LYT/755 ^[1] | Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years | 1.4.2022 |
| A/NE-LYT/760 ^[2] | Temporary Private Car Park (Private Car and Light Goods Vehicle) for a Period of 3 Years | 6.5.2022 (Revoked on 6.8.2023) |
| A/NE-LYT/813 ^[2] | Temporary Private Car Park (Private Car and Light Goods Vehicle) for a Period of 3 Years | 15.3.2024 |
| A/NE-LYT/824 ^[1] | Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years | 20.9.2024 |

^[1] Applications No. A/NE-LYT/710, 755 and 824 are covering the same site.

^[2] Applications No. A/NE-LYT/760 and 813 are covering the same site.

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport (C for T):

- no comment on the application from traffic engineering perspective; and
- her advisory comments are at **Appendix IV**.

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

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

2. Environment

Comments of the Director of Environmental Protection (DEP):

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

3. Drainage

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

- no objection to the application from public drainage perspective;
- should the application be approved, conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area, and the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period; and
- her advisory comments are at **Appendix IV**.

4. Fire Safety

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

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

5. Landscape

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

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

6. Building Matters

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

- no objection to the application; and
- his advisory comments are at **Appendix IV**.

7. Other Departments

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

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

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the proposed use with the Lands Department (LandsD) and the concerned owner(s) of the application site (the Site);
- (b) the permission is given to the development/use and structures under application. It does not condone any other development/uses and structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such development/use and remove such structures not covered by the permission;
- (c) to note the comments of the District Lands Officer/North (DLO/N), LandsD that:
 - (i) 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 (GL) is granted to the Site;
 - (ii) there are unauthorised structures erected on the private lots within and outside the Site. Erection of unauthorised structures should not be encouraged. The lot owners/applicant should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
 - (iii) the GL within the Site has been fenced off and illegally occupied without any permission. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28). His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;
 - (iv) the lot owners/applicant shall either (i) remove the unauthorised structures not covered by the planning application immediately; or (ii) include the unauthorised structures in the planning application for the further consideration by the relevant departments and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to his office for Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structures erected/to be erected and occupation of GL. The STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee/rent from the first date of the erection of the unauthorised structures/occupation of GL as well as administrative fee as considered appropriate by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owners for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL. Given the proposed use is temporary in nature, only erection of temporary structures will be considered; and
 - (v) noting that part of the Site is the subject of a Small House grant application being processing, the lot owner/applicant will be required to demolish any structure(s) within the lot(s) and cancel the STW before execution of the licence documents should the concerned Small House grant application be approved;

- (d) to note the comments of the Commissioner for Transport (C for T) that the vehicular access between the Site and Sha Tau Kok Road – Lung Yeuk Tau is not managed by the Transport Department (TD). The applicant should seek comments from the responsible party;
- (e) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
- (i) the access arrangement of the Site should be commented and approved by TD; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public road and drains;
- (f) to note the comments of the Director of Environmental Protection (DEP) that the applicant should comply with all environmental protection/pollution ordinances, and follow the requirements of the revised “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department (EPD) in order to minimise any possible environmental nuisances;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the Site is within an area where connection to existing public sewerage network is available in the vicinity. Should the applicant choose to connect his proposed sewerage systems to DSD’s networks, he shall furnish DSD with his connection proposal for agreement. After obtaining such agreement, the applicant shall submit a duly completed Form HBP1 with a cross cheque covering the technical audit fee and a plan showing the details of the proposed connection works to Mainland North Division of DSD for formal application for the required connection. Upon DSD’s acceptance of the connection application, the applicant shall carry out proposed connection works in accordance with DSD’s Standard Drawings at the resources of the applicant. EPD should be consulted regarding the sewage treatment/disposal facilities for the proposed use; and
 - (ii) the applicant should note the following general requirements in the drainage proposal:
 - surface channel with grating covers should be provided along the site boundary;
 - a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/surface channel, catchpits and the discharge structure shall be provided;
 - the cover levels of proposed channels should be flushed with the existing adjoining ground level;
 - a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
 - catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
 - the applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. The applicant should also ensure that the flow from the Site will not overload the existing drainage system;

- the applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;
- the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works;
- the proposed drainage works, whether within or outside the Site, should be constructed and maintained properly by the applicant and rectified if it is found to be inadequate or ineffective during operation at his/her own expense;
- for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N, LandsD and/or relevant private lot owners;
- the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
- the applicant should allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;
- the applicant and the successive lot owners should allow connections from the adjacent lots to the completed drainage works on GL when so required; and
- photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The viewing point of each photo should also be indicated on a plan;

(h) 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 to this Department for approval;
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - 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 (BO) (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 for reference (**Attachment 1**); and

- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulation (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) for unauthorised building works (UBWs) erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under BO;
 - (iv) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of B(P)R;
 - (v) the applicant's attention is also drawn to the provision under regulation 40 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of surface water; and
 - (vi) detailed checking under BO will be carried out at building plan submission stage.

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.

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

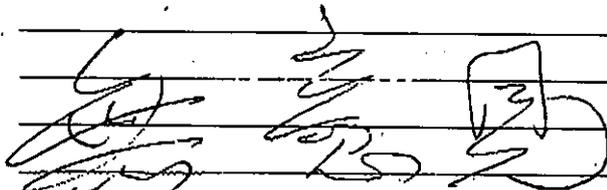
By e-mail : tpbpd@pland.gov.hk

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

A/NE-LYT/836

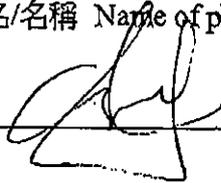
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date 2024.10.25

2

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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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

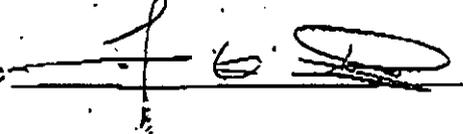
A/NE-LYT/836

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

投訴意見

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

簽署 Signature  日期 Date 28-10-2014

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

241107-081423-39935

提交限期

Deadline for submission:

08/11/2024

提交日期及時間

Date and time of submission:

07/11/2024 08:14:23

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-LYT/836

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. SO HO YAN

意見詳情

Details of the Comment :

有關規劃許可申請編號A/NE-LYT/836的反對在申請地點設立停車場

1. 申請地點經常停泊多部貨車及進行維修，而位置正在新屋村、觀龍村、觀龍圍、新圍村、小坑村及小坑新村進出沙頭角道的要道路口，每天都有不少村民行經該路口前往街市買餸、上班、返學購物，人流很多，過去亦發生過多次貨車撞人事件，設立停車場是極度不合適。
2. 申請地點附近除了是交道要口，隔鄰還有新屋村休憩處，經常有小孩及老年人進出休憩處，在該處設立停車場，危害村民出入。
3. 申請地點的停車場，曾有村民指出有經營私油出售，現有場內有貨車安裝柴油發電機為電動車充電，空氣污染嚴重。
4. 申請地點經常進行貨車維修，遍地油污，經常在雨後將大量油污沖到雨水明渠，再沖到梧桐河，做成水質污染。
5. 申請地點也有在大雨情況下水浸，由於那裏並無排雨水設施，水浸後將油污帶到附近路面。

縱觀以上情況，申請地點極不合適批准設立停車場，敬請委員會考慮到村民福祉，拒絕批出准許。

From:
Sent: 2024-11-07 星期四 03:44:05
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-LYT/836 DD 83 San Uk Tsuen

A/NE-LYT/836

Lots 1406 S.B ss.1 S.A, 1406 S.B ss.1 RP, 1406 S.B ss.2 RP, 1406 S.B ss.3 RP, 1406 S.B RP, 1407 S.A. RP and 1407 RP (Part) in D.D. 83 and Adjoining Government Land, San Uk Tsuen, Lung Yuek Tau, Fanling

Site area: About 511.38sq.m Includes Government Land of about 31.17sq.m

Zoning: "VTD"

Applied use:7 Private Vehicle Park with Office and Storage Room

Dear TPB Members,

This is not village parking for residents but a commercial/brownfield operation with a number of structures and not compatible with the "V" zone.

Members should check the plans.

Mary Mulvihill

From:
Sent: 2024-11-08 星期五 23:22:45
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-LYT/836

從我的 iPhone 傳送致規劃處：

有關申請編號 A/NE-LYT/836 建議設為臨時私人停車場連辦公室及儲物室（下稱“停車場”）

就有關上述標題，我方提出反對在該申請編號之地段設立停車場，反對原因如下：

1. 該停車場位於沙頭角公路，是新屋村、觀龍村、觀龍圍、新圍村、小坑村、小坑新村等一帶村民必經之出入位置，來往人流眾多，過往亦曾多次發生交通事故，令到村民受傷及十分擔心。
2. 停車場的地段是附近一帶村民主要的進出道路，而且隔鄰還有車站、垃圾站、休憩處等公共設施，經常會有小孩及老人等進出，因此在這裏設立停車場是非常危險的地點。
3. 該停車場一直間歇式經營“私油”事宜，相信政府執行部門也有紀錄，時有貨車安裝柴油發電機為電動車充電，疑似是非法黑點，此會導致空氣嚴重污染，恐引起火災，村民極之擔心會影響人身及財產安全危險。
4. 停車場內經常有貨車進行維修工程，導致遍地油污，及時有車輛清洗車輛，沖洗地面導致大量油污經雨水渠流入梧桐河及滲入地下水層。並嚴重影響當地水質變壞，引致連環生態環境。
5. 由於停車場比較低窪，排水設施與現有溝渠不配合，故在雨後會出現水浸情況，會引致油污流到附近一帶鄉村及路面，造成濕滑意外頻生，是極之危險的地方。

就以上問題，村民非常擔心當臨時車場合法批准後，附近一帶村民之日常生活動必處於極度危險的環境中，據知上述車場一直是擁有惡勢力之江湖人物經營，往後必與其衝突，希望貴處能慎重考慮該地段是否適合設立臨時停車場，以息民怨。

此致

城市規劃委員

From:
Sent: 2024-11-08 星期五 22:13:46
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-LYT/836

致規劃處：

有關申請編號 A/NE-LYT/836 建議設為臨時私人停車場連辦公室及儲物室（下稱“停車場”）

就有關上述標題，我方提出反對在該申請編號之地段設立停車場，反對原因如下：

1. 該停車場位於沙頭角公路，是新屋村、觀龍村、觀龍圍、新圍村、小坑村、小坑新村等一帶村民必經之出入位置，來往人流眾多，過往亦曾多次發生交通事故，令到村民受傷及十分擔心。
2. 停車場的地段是附近一帶村民主要的進出道路，而且隔鄰還有車站、垃圾站、休憩處等公共設施，經常會有小孩及老人等進出，因此在這裏設立停車場是非常危險的地點。
3. 該停車場一直間歇式經營“私油”事宜，相信政府執行部門也有紀錄，時有貨車安裝柴油發電機為電動車充電，疑似是非法黑點，此會導致空氣嚴重污染，恐引起火災，村民極之擔心會影響人身及財產安全危險。
4. 停車場內經常有貨車進行維修工程，導致遍地油污，及時有車輛清洗車輛，沖洗地面導致大量油污經雨水渠流入梧桐河及滲入地下水層。並嚴重影響當地水質變壞，引致連環生態環境。
5. 由於停車場比較低窪，排水設施與現有溝渠不配合，故在雨後會出現水浸情況，會引致油污流到附近一帶鄉村及路面，造成濕滑意外頻生，是極之危險的地方。

就以上問題，村民非常擔心當臨時車場合法批准後，附近一帶村民之日常生活動必處於極度危險的環境中，據知上述車場一直是擁有惡勢力之江湖人物經營，往後必與其衝突，希望貴處能慎重考慮該地段是否適合設立臨時停車場，以息民怨。

羅勵虹

從我的 iPhone 傳送

From:
Sent: 2024-11-08 星期五 17:49:14
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 有關申請編號 A/NE-LYT/836 建議設為臨時私人停車場連辦公室及儲物室（下稱“停車場”）

致規劃處：

有關申請編號 A/NE-LYT/836 建議設為臨時私人停車場連辦公室及儲物室（下稱“停車場”）

就有關上述標題，我方提出反對在該申請編號之地段設立停車場，反對原因如下：

1. 該停車場位於沙頭角公路，是新屋村、覲龍村、覲龍圍、新圍村、小坑村、小坑新村等一帶村民必經之出入位置，人流十分之多，過往亦曾多次發生交通事故，令到村民十分擔心。
2. 停車場的地段是附近一帶村民主要的進出道路，而且隔鄰還有車站、垃圾站、休憩處等公共設施，經常會有小孩及老人等進出，因此設立停車場是非常危險的。
3. 曾有村民發現該停車場經營“私油”事宜，甚至有貨車安裝柴油發電機為電動車充電，疑似是非法黑點，此會導致空氣嚴重污染，恐引起火災，我方極之擔心會影響身心發展。
4. 停車場內經常有貨車進行維修，導致遍地油污，如沖洗地面或下雨後，將有大量油污經雨水渠流入梧桐河，會嚴重影響當地水質。
5. 由於停車場內並無排水設備，故在下雨過後會出現水浸情況，水浸後油污會流到附近一帶鄉村及路面，會造成意外發生，是極之危險。

就以上問題，村民非常擔心附近一帶村民之安危，同時不希望與停車場之人士發生任何衝突，希望貴處能慎重考慮，該地段是否適合設立停車場。

謹啟
鄧權, 鄧昆华
地址：