

2025年 2月 2 6日

Appendix I of RNTPC
Paper No. A/NE-KLH/653A

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

This document is received on 26 FEB 2025
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-I
表格第 S16-I 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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and
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;及
- (iii) 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的臨時用途或發展的許可續期

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

2500343

14/2

By Post

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-KLH/653
	Date Received 收到日期	26 FEB 2025

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

1. Name of Applicant 申請人姓名/名稱

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

文錦榮

MAN Kam Wing

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)

黃新和

WONG SUN WO WILLIAM

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)

大埔丈量約份第7約 地段第48號餘段(部份)

(b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積

Site area 地盤面積 573 sq.m 平方米 About 約

Gross floor area 總樓面面積 250 sq.m 平方米 About 約

(c) Area of Government land included (if any)
所包括的政府土地面積 (倘有)

..... N/A sq.m 平方米 About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	九龍坑分區計劃大綱核准圖編號S/NE-KLH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	V
(f) Current use(s) 現時用途	村民月租停車場 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 2025 年 2 月 8 日的記錄，這宗申請共牽涉 7 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 6 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)
6	大埔丈量約份第7約 地段第48號餘段	30-12-2025

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

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

Details of the “current land owner(s)”# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

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

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

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

- sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)#&
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

6. Type(s) of Application 申請類別

- Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(D) For Type (D) application 供第(D)類申請			
(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請

<p>(a) Operation involved 涉及工程</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>(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) (請用圖則顯示有關土地/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>(b) Intended use/development 有意進行的用途/發展</p>	

(iii) For Type (iii) application 供第(iii)類申請

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1" data-bbox="518 1344 1460 1848"> <thead> <tr> <th data-bbox="518 1344 805 1467">Name/type of installation 裝置名稱/種類</th> <th data-bbox="805 1344 973 1467">Number of provision 數量</th> <th data-bbox="973 1344 1460 1467">Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- Plot ratio restriction 地積比率限制 From 由 to 至
- Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- Site coverage restriction 上蓋面積限制 From 由% to 至
- Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- Non-building area restriction 非建築用地限制 From 由m to 至
- Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

臨時公眾停車場 (只限私家車) 為期5年

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	.....250..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	.....0.436.....	<input type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	.....43.6..... %	<input type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	.....2.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	.....1..... storeys 層	
	<input type="checkbox"/> include 包括.....storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	.....2.5..... m 米	<input checked="" type="checkbox"/> About 約

Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 About 約

number of Units 單位數目

average unit size 單位平均面積 sq. m 平方米 About 約

estimated number of residents 估計住客數目

Non-domestic part 非住用部分

GFA 總樓面面積

eating place 食肆 sq. m 平方米 About 約

hotel 酒店 sq. m 平方米 About 約

(please specify the number of rooms
請註明房間數目)

office 辦公室 sq. m 平方米 About 約

shop and services 商店及服務行業 sq. m 平方米 About 約

Government, institution or community facilities
政府、機構或社區設施 (please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積/總
樓面面積)

.....

.....

other(s) 其他 (please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積/總
樓面面積)

2個雨水簷篷每個125平方米.....

合共總樓面面積約為250平方米.....

.....

Open space 休憩用地 (please specify land area(s) 請註明地面面積)

private open space 私人休憩用地 sq. m 平方米 Not less than 不少於

public open space 公眾休憩用地 sq. m 平方米 Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....
.....
.....
.....
.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

車輛掉頭用途.....

.....

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

.....2025年9月.....
.....
.....
.....
.....

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行车通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是 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)) 泰亨村內鄉村通道 <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"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 _____ 18 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) _____ _____ _____</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____ _____ _____</p>

9. 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。

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"/>

Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	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"/>

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"/>

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)

.....

11. 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

Wong sun wo William

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

2-2-2025

(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况下，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。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量^②

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

^② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該靈灰安置所內，總共最多可安放多少份骨灰。

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	大埔丈量約份第7約 地段第48號餘段(部份)		
Site area 地盤面積	573 sq. m 平方米	<input checked="" type="checkbox"/> About 約	
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	九龍坑分區計劃大綱核准圖編號S/NE-KLH/11		
Zoning 地帶	V		
Applied use/ development 申請用途/發展	臨時公眾停車場 (只限私家車) 為期5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	250 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.436 <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	2	
	Composite 綜合用途		

(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)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	2.5 m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	43.6% <input checked="" type="checkbox"/> About 約	
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) 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	18
	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) _____	18
	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

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
申請地點位置圖·雨水排放建議圖		
<u>Reports 報告書</u>		
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"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

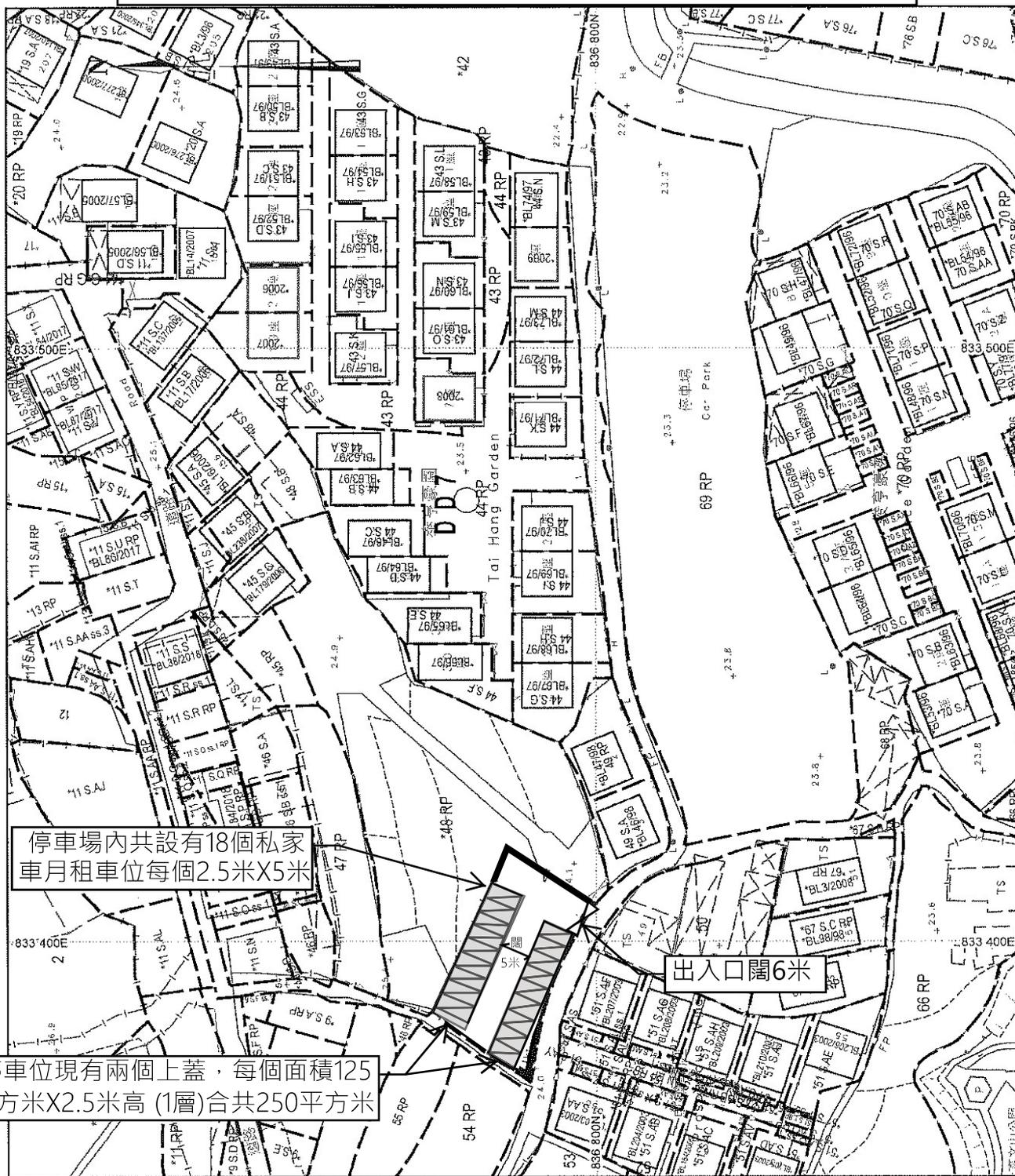
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。

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布局圖

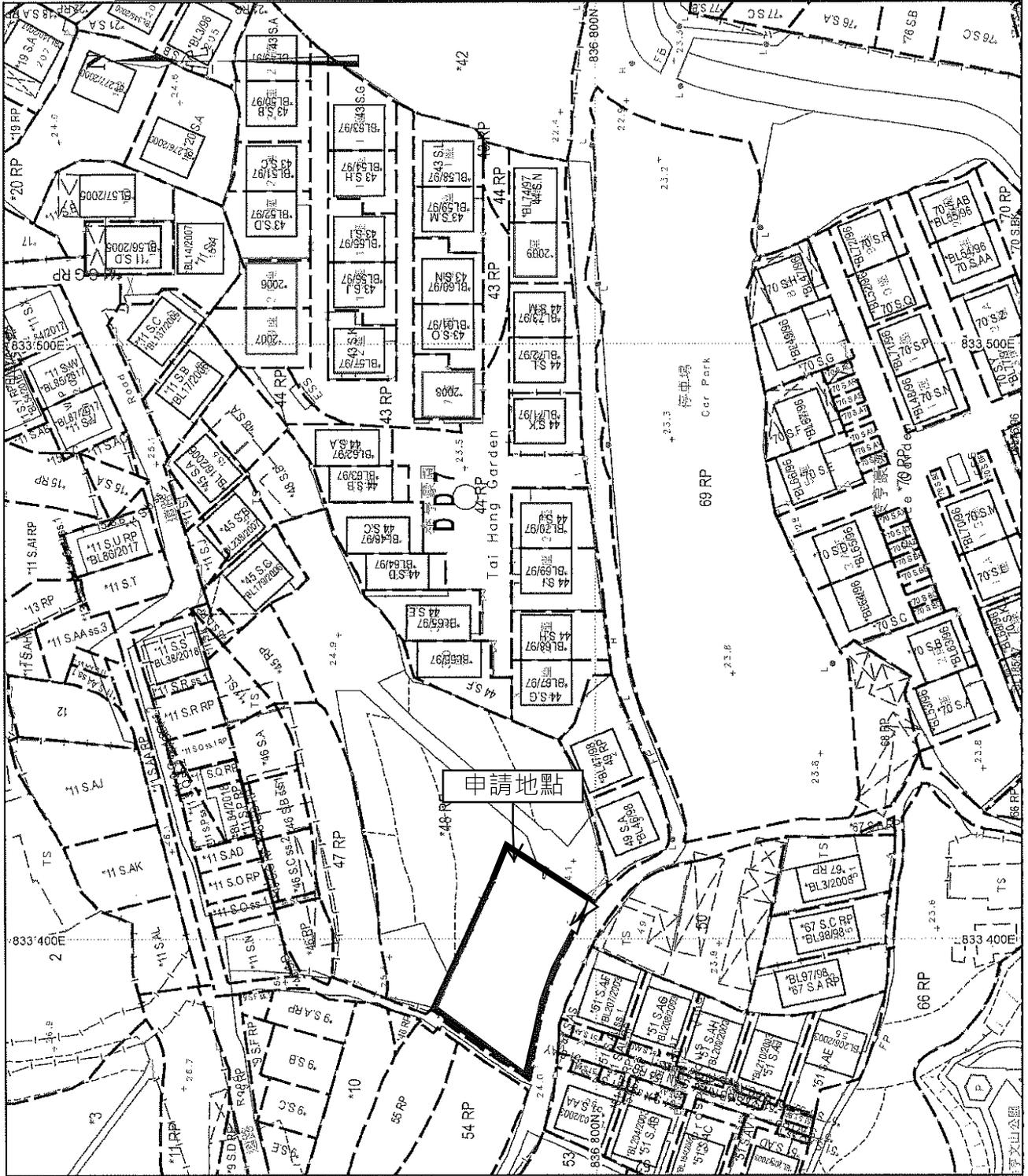


地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000

申請地點位置圖



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000

雨水排放建議書

灰色地帶為擬議
承接雨水範圍

承接雨水範圍面積約1000平方米

Catchment Area of site

Site Catchment Area = 1000 m²

= 0.001000 km²

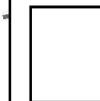
Peak runoff in m³/s = 0.278 x 0.95 x 250mm/hr x 0.001000km²

= 0.06602 m³/s

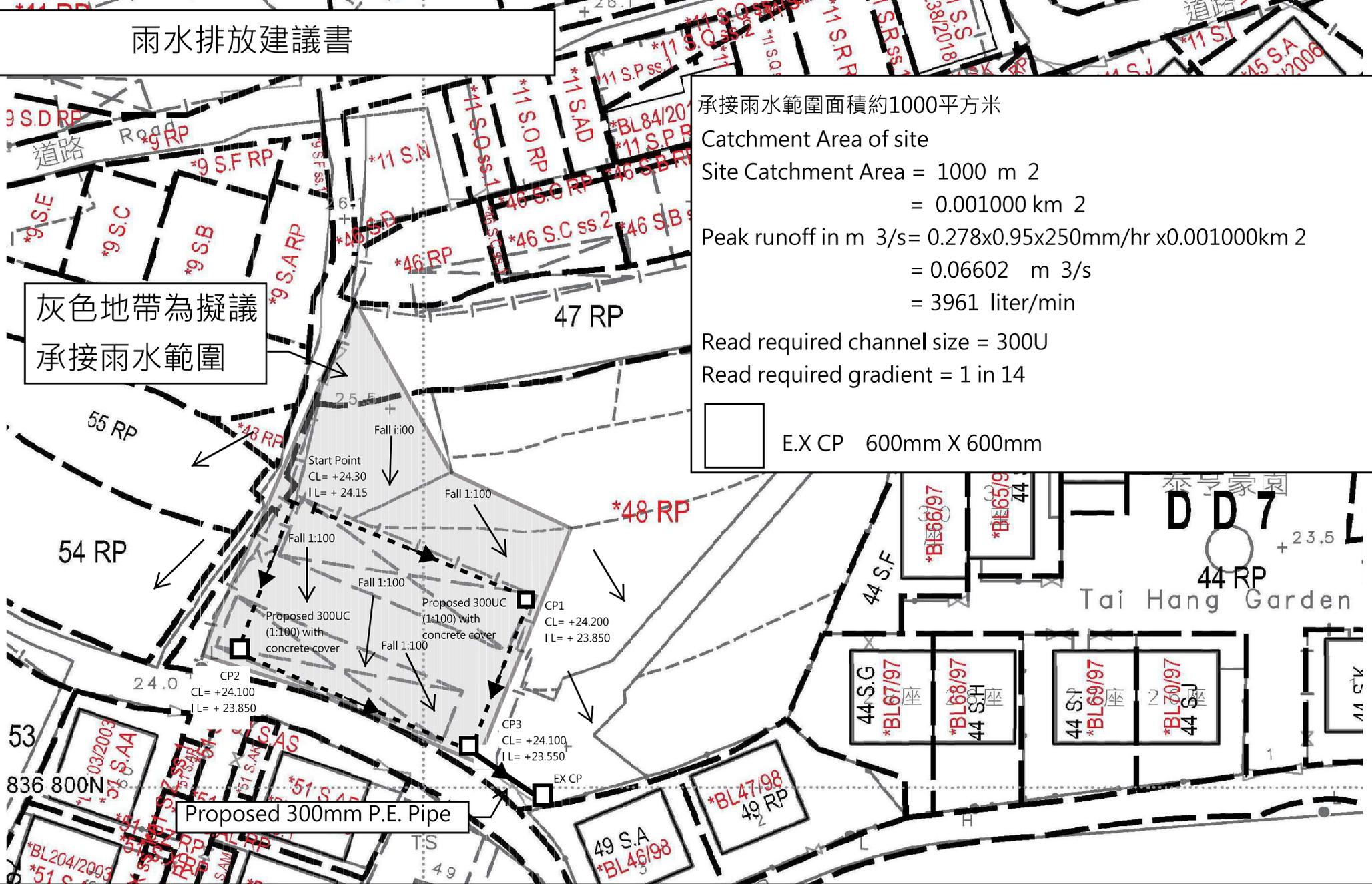
= 3961 liter/min

Read required channel size = 300U

Read required gradient = 1 in 14



E.X CP 600mm X 600mm



Proposed 300mm P.E. Pipe

- Note:
1. Catchpit (CP1-CP3) with desilting facility shall follow CEDD's standard drawing No. C2406/1.C2406/2A
 2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
 3. The inverted level of the connection point shall be verified on site prior the commencement of work
 4. Grating Concrete Cover follows CEDD's standard drawing No. C2412E: U-CHANNELS WITH PRECAST CONCRETE SLABS

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

寄件者: [REDACTED]
寄件日期: 2025年03月05日星期三 14:57
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: Fw: A/NE-KLH/653
附件: 集水場污染風險評估報告.pdf; 消防裝置建議圖.pdf; 雨水排放建議圖
05-03-2025.pdf; 致渠務署 05-03-2025.pdf

Dear Sir/Madam,

Attached please find the supplementary information of A/NE-KLH/653 received from the authorized agent for your information.

Regards,
Theodora Chan
TP/TP6, STN DPO
(Tel.: 2158 6235)

From: sun wo wong [REDACTED]
Sent: Wednesday, March 5, 2025 11:26 AM
To: [REDACTED]
Subject: A/NE-KLH/653

A/NE-KLH/653

致渠務署

我等停車場內只設有 18 個私家車位，而每個車位都設有上蓋，在下雨天大部份雨水都不會直接淋灑在車身上，同時我等車場絕對嚴禁在車場內進行清洗汽車的工作，一經發現我等會即時制止及取消其停泊的權利，我等會在停車場四周設置 300mm 雨水渠，將會接收鄰近地面及停車場內的雨水接引至 CP3 前的隔油池，先過濾流經的雨水，防止油污經由停車場流入鄰近河道，(請看附件 雨水排放建議圖)同時我等會在場內設置 50 張吸油墊可以在車輛發生漏油時即時處理油污擴散。在懇請水務署能同意我等的建議。

此致

05-03-2025

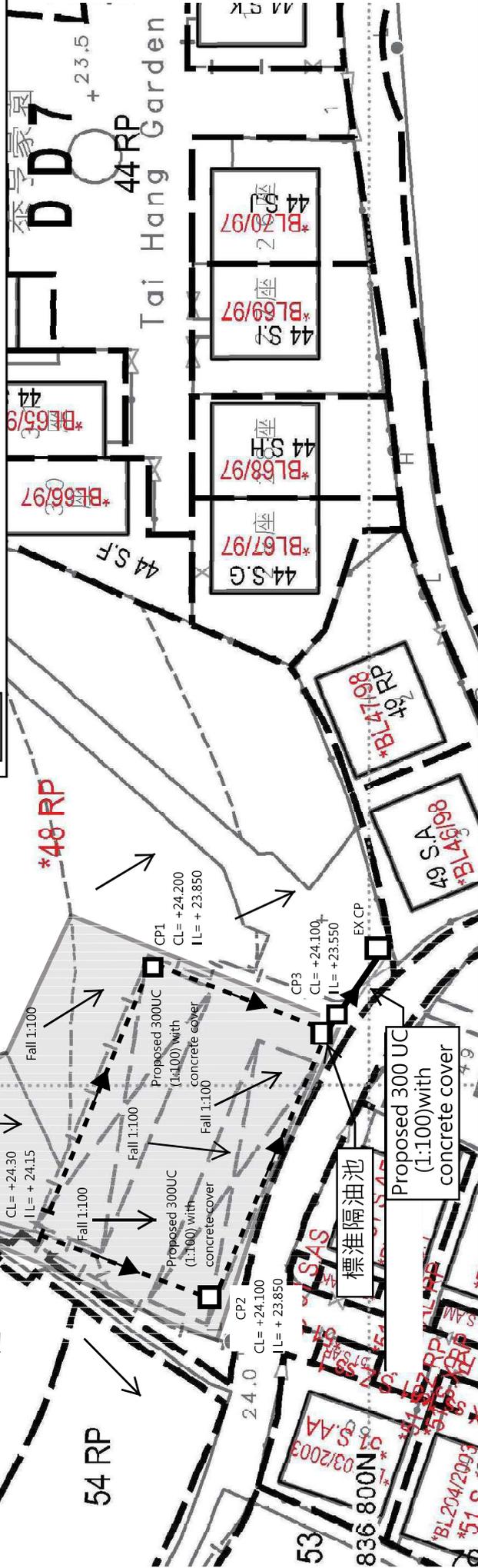
雨水排放建議書

灰色地帶為擬議

承接雨水範圍

承接雨水範圍面積約1000平方米
 Catchment Area of site = 1000 m²
 Site Catchment Area = 1000 m²
 = 0.001000 km²
 Peak runoff in m³/s = 0.278x0.95x250mm/hr x0.001000km²
 = 0.06602 m³/s
 = 3961 liter/min
 Read required channel size = 300U
 Read required gradient = 1 in 14

EX CP 600mm X 600mm



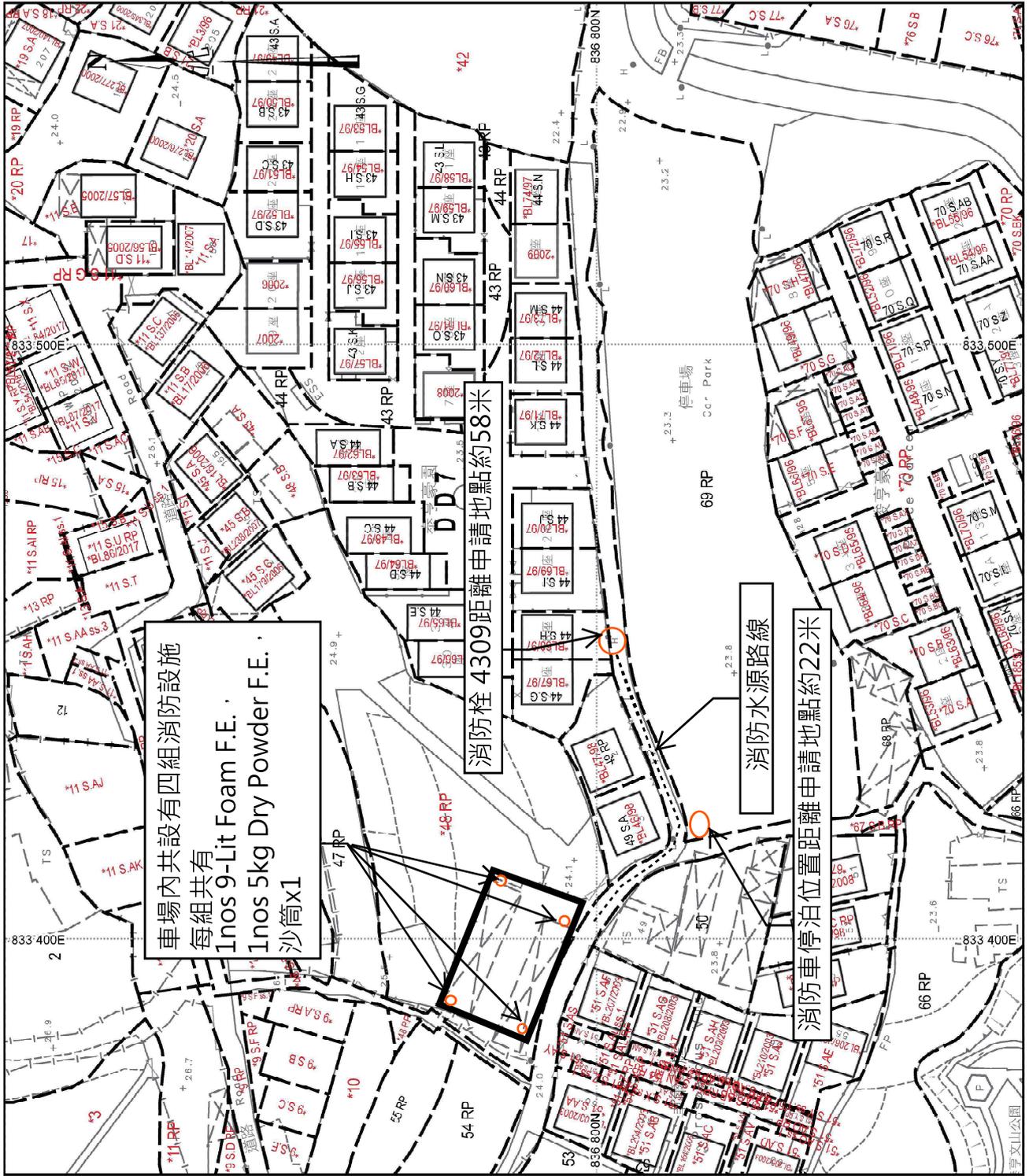
Note:

1. Catchpit (CP1-CP3) with desilting facility shall follow CEDD's standard drawing No. C2406/1.C2406/2A
2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
3. The inverted level of the connection point shall be verified on site prior to the commencement of work
4. Grating Concrete Cover follows CEDD's standard drawing No. C2412E: U-CHANNELS WITH PRECAST CONCRETE SLABS

集水場污染風險評估報告

1. 我等停車場不會設置洗手間，因此不會產生污水，同時會在停車場出入口貼出告示，停車場內嚴禁進行車輛清洗事宜。
2. 如獲批准，在進行渠道建設時所有產生的污泥和固體廢物全部運往堆填區棄置。
3. 我等會在停車場出入口貼出告示嚴令禁止存放及使用化學物品包括農藥，除草劑，毒藥，化學溶劑，剎幼虫油，剎鼠劑，焦油及石油。
4. 停車場絕對不允許在場內存放或使用肥料及清潔劑在內的化學物品。
5. 我等會不定時查看停車場內車輛狀況防止漏油事件發生，同時場內將會存放 50 張吸油墊，一套油脂淨化套件以防止漏油事件發生。
6. 場內設有排水渠在每個轉接位都設有隔沙坑，在尾段還設有一個標準隔油池，防止油污經排水渠流至河道。
7. 停車場運作期間，將會依照 (集水區作業條件)的指引。

消防供水及設施放置建議書



我等申請地點鄰近步行約58米的地方已經設有1個消防栓(編號4309)而消防車可到達的地方距離申請地點只有28米，因此對取用水源十分方便，而我等車場只設有18個私家車位，我等在場內將會設有四組防火設備1nos 9-Lit Foam F.E.，1nos 5kg Dry Powder F.E.，沙筒x1。應可應付突發事情發生。懇請消防署同意我等的建議。

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

寄件者: sun wo wong [REDACTED]
寄件日期: 2025年05月23日星期五 12:42
收件者: [REDACTED] tpbpd/PLAND
主旨: A/NE-KLH/653
附件: 回應地政署的擬問23-05-2025.pdf; 回應水務署的擬問23-05-2025.pdf
類別: To be processed, Internet Email

回應部門的擬問

A/NE-KLH/653

回應地政署的擬問

- (ii) On the layout plan submitted by the applicant, 18 private car parking spaces each at 2.5m X 5m are proposed. The total car parking spaces shall be 225m² while the existing gross floor area indicated on the application is 250m². The applicant should clarify any discrepancies in the car parking spaces or gross floor area.

有關申請的上蓋面積為現有簷篷的面積，並不是申請地盤總面積，而地盤總面積為573平方米。

A/NE-KLH/653 回應水務署的擬問

- (a) No discharge of effluent or foul water into adjoining land, storm water drain, channel, stream or river course is allowed. Such foul water or effluent shall be collected and disposed of outside WGG.
- (b) Oil leakage and spillage are not allowed within WGG at all time. Control measures including not allowing oil tanker to park inside the vehicle parking spaces shall be implemented to avoid oil leakage or spillage in the gathering grounds.
- (c) The vehicle park and its associated activities shall be located away from any water courses as far as possible. Signage for alerting not to pollute WGG should be displayed.
- (d) During erection of the proposed shelters, no earth and other construction materials which may cause contamination to WGG are allowed to be stockpiled or stored on site. Furthermore, all excavated or filled surfaces if any shall be protected from erosion and siltation to any water courses shall be prevented within WGG. All construction spoils shall be contained and protected; and effluent containing spoils shall be disposed of after desiltation.
- (e) Fencing shall be erected on the sides facing the nearest stream course to trap all wind-blown litters within the site of development.
- (f) Site surface should be impermeable to oil and grease as far as practicable. Any soil contaminated with fuel leakage shall be immediately removed off site and the voids arising from removal of contaminated soil shall be replaced by suitable material to the satisfaction of the Water Authority.
- (g) Vehicle park shall be surrounded by kerbs.
- (h) Besides vehicle parking, other activities such as on-site vehicle inspection, maintenance and repairing shall not be allowed in the proposed development.
- (i) The "Conditions of Working within Water Gathering Grounds" shall be complied.

- (a) 我等清楚知道申請範圍在雨水收集區，申請地點不會設置洗手間，亦不會向水務署申請供水水錶，因此絕對不會產生污水和將污水排放在雨水渠及鄰近的政府河道。
- (b) 我等會提醒車主經常保養其車輛，嚴禁發生漏油和溢油情況出現，如有發生我等會終止其租約，而我等停車場只供私家車停泊，油罐車跟本不能進入申請地點。
- (c) 我等停車場與河道相距非常遠，同時會張貼告示提醒車主不要污染停車場及集水區範圍。
- (d) 在開發期間若有產生的固體廢物和污泥及泥頭，我等會聘請專業工程公司將有關廢棄物料全部運往堆填區棄置，同時我等會用防水材料覆蓋施工地點防止雨水沖入施工地點帶出泥沙而污集水區。
- (e) 我等已在場3則設置圍網，場內所有物品不會被大風吹離申請地點。
- (f) 申請場地地面已鋪上混凝土如發生漏油情況並不會污染泥土，同時我等在場地內已設置50張吸油墊應付漏油情況出現時防止油污流向渠道。
- (g) 我等會依照貴署的指引設置路緣石。
- (h) 申請地點內會貼出告示禁止在停車場內進行車輛檢查及維修和保養事宜。
- (i) 我等停車場必定遵守集水區內作業條件。

Other Detailed Comments (if applicable):

Existing water mains inside the proposed site as shown in the MRP may be affected. The applicant is required to either divert or protect the water mains found on site

If diversion is not required, the following conditions shall apply:

- (a) Existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed.
- (b) Details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works.
- (c) No structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works.
- (d) No trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe.
- (e) No planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet.
- (f) Tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains.

- (a) 我等在開展渠道工程絕對不會改動和損壞現有的水管。
- (b) 如獲批准我等不須進行平整地盤的工序，因現場地面已鋪設混凝土。
- (c) 我等不會在中心線內進行任何搭建工程，現有的雨水簷篷亦不會作行改動工程，亦不會存放任何物料，只會用作停車場。同時我等同意水務署員工任何時段都可以進入停車場內施工或檢查。
- (d) 申請地點現時地面已全部鋪設了混凝土，我等不會作行任何植樹工程。
- (e) 場地以外的地方我等無權進行任何工程，場地以內我等亦不會進行植物種植工程。
- (f) 我等沒有向城市規劃委員會申請植樹工作。因此不會進行植樹工序。

A/NE-KLH/653

回應地政總署的提問

(1) the gross floor area of the proposed canopies is 250m² which is greater than the total floor area of 18 private car parking spaces (2m x 2.5m each); and

現有簷篷 1 及 2 在 A/NE-KLH/607 經已存在及使用至今，每個簷篷下方只停泊 9 架私家車，一直沒有增加或減少，如獲批准不用進行搭建工程。

(2) the total number of proposed car parking space is 18 instead of 20.

在此再作聲明我等申請停泊 18 架私家車係不會更改的，絕對不會超過此數量。

代理人 黃新和

04-06-2025

Previous Application

Approved Application

Application No.	Proposed Use(s) / Development(s)	Date of Consideration
A/NE-KLH/607	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	10.6.2022 (Revoked on 10.12.2023)

Similar Applications

Approved Applications

Application No.	Proposed Use(s) / Development(s)	Date of Consideration
A/NE-KLH/601 ¹	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	24.12.2021
A/NE-KLH/606 ²	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	10.6.2022
A/NE-KLH/645	Proposed Temporary Public Vehicle Park (Private Cars Only) with Ancillary Facilities for a Period of 5 Years	14.2.2025
A/NE-KLH/646	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	4.7.2025
A/NE-KLH/647 ¹	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	20.12.2024
A/NE-KLH/649	Proposed Temporary Public Vehicle Park (excluding Container Vehicles) with Ancillary Electric Vehicle Charging Facilities and Utility Installation for Private Project (Solar Photovoltaic System) for a Period of 5 Years	14.3.2025
A/NE-KLH/655 ²	Renewal of Planning Approval for Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	6.6.2025

Remarks

- ¹: Application Nos. A/NE-KLH/601 and A/NE-KLH/647 are in the same site.
- ²: Application Nos. A/NE-KLH/606 and A/NE-KLH/655 are in the same site.

Government Departments' General Comments

1. Land Administration

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

- no objection to the application;
- the Site falls within Lot 48 RP (Part) in D.D. 7, which is an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of Government;
- two canopies are erected on the Site without LandsD's prior approval. The applicant is required to clear any existing structures on the Site immediately unless they are covered by a valid approval. Otherwise, his office reserves the rights to take necessary lease enforcement action against the breaches without further notice. Besides, LandsD would not proceed Short Term Waiver application with proposed car parking spaces which extent is not covered by the Town Planning Board's decision/approval;
- there is no Small House application on the Site received;
- there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access thereto; and
- his advisory comments are at **Appendix V**.

2. Environment

Comments of the Director of Environmental Protection (DEP):

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

3. Drainage

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

- no objection in-principle to the application from public drainage point of view;
- if the application is approved, approval conditions on the submission and implementation of a revised drainage proposal, and maintaining the drainage facilities for the Site to the satisfaction of Director of Drainage Services or the Town Planning Board should be included to ensure that it will not cause adverse drainage impact to the adjacent area; and

- her advisory comments are at **Appendix V**.

4. Water Supply

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

- no objection to the application, subject to the following:
 - the implementation of preventive, control and mitigation measures on pollution or contamination of the Water Gathering Grounds (WGG) as identified in the accepted risk assessment report to the satisfaction of the Director of Water Supplies; and
 - the development should not cause any water pollution to the upper indirect WGG at any time during the planning approval period; and
- his advisory comments are at **Appendix V**.

5. Building Matters

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

- no objection to the application;
- it is noted that there are two structures and some associated underground drainage works proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
- his advisory comments are at **Appendix V**.

6. Other Departments

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

- Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- Director of Fire Services (D of FS);
- Director of Agriculture, Fisheries and Conservation (DAFC);
- Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD);
- Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);

- Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD); and
- District Officer (Tai Po), Home Affairs Department (DO(TP), HAD).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) should there be further non-compliance with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given to any further application;
- (c) to resolve any land issue relating to the development with other concerned owner(s) of the Site;
- (d) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
- two canopies are erected on the Site without LandsD's prior approval. The applicant is required to clear any existing structures on the Site immediately unless they are covered by a valid approval. Otherwise, his office reserves the rights to take necessary lease enforcement action against the breaches without further notice. Besides, LandsD would not proceed Short Term Waiver (STW) application with proposed car parking spaces which extent is not covered by the Town Planning Board's decision/approval;
 - the lot owner(s) shall apply to LandsD for a STW to permit structure(s) erected (if any) within the said private lot(s). The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structures will be considered;
 - STW application should fulfil LandsD's requirements, such as the application form must be signed by all the registered owners of the Lot and attach relevant documents;
 - the applicant will likely make use of the adjoining Government land (GL) for access to the Site. The maintenance and management responsibility of the said GL and any other GL leading to the Site should be sorted out with the relevant Government departments, prior to the use of access purpose; and
 - there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access (EVA) thereto;
- (e) to note the comments of the Commissioner for Transport (C for T) 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 applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;

- (f) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the relevant mitigation measures and requirements in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' to meet the statutory requirements under relevant pollution control ordinances;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- DSD's maintained public sewers exist in the vicinity but the feasibility of sewerage connection is subject to the invert level of discharge connection pipe leading from the Site. No stud pipe is reserved for sewage connection. Should the applicant choose to dispose of the sewage of the proposed development through septic tank or other means, views and comments from Environmental Protection Department should be sought. A copy of drainage record (**Attachment I**) is attached for reference;

Comments on the Submitted Drainage Proposal

- the applicant should note the following when submitting a revised drainage proposal:
 - the applicant shall indicate clearly the full alignment of the discharge path from the Site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system);
 - the existing stormwater drainage system proposed for discharge of the runoff from the Site is not maintained by DSD. The applicant shall resolve any conflict/disagreement arisen for discharging the runoff from the Site to the proposed discharge point(s). Moreover, the applicant(s) should ensure that this drainage system and the existing downstream drains/channels/streams have adequate capacity to convey the additional runoff from the Site. Regular maintenance should be carried out by the applicant to avoid blockage of the system. In the case that it is a local village drains, District Officer/Tai Po (DO/TP) should be consulted;
 - since there is no record of the said discharge path, the applicant should provide site photos to demonstrate its presence and existing condition;
 - the applicant should clarify the gradients of the proposed U-channels shown on the drainage plan which is 1:100 but the calculation is 1:14;
 - cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given;
 - standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit/sand trap;
 - where walls or hoarding are erected along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the Site;
 - the development should neither obstruct overland flow nor adversely affect

existing natural streams, village drains, ditches and the adjacent areas, etc.; and

- the applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on GL (where required) outside the Site;

General Comments / Requirements on the Drainage Works

- the applicant's Authorized Person should note the following:
 - the proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner at his expense;
 - the applicant should ensure that the drainage system and the existing downstream drains/channels for discharge of the runoff from the Site have adequate capacity to convey the additional runoff from the Site. In addition, regular maintenance should be carried out by the lot owner/developer to avoid blockage of drain;
 - the lot owner/developer is required to rectify/modify the drainage system if it is found to be inadequate or ineffective during operation. The lot owner/developer shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by failure of the system;
 - prior consent and agreement from DLO/TP, DO/TP and/or relevant private lot owners should be sought for works to be undertaken outside the lot boundary;
 - the lot owner/developer should take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the lot. In the event of any damage to the existing drainage facilities, the lot owner/developer would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom;
 - a minimum soil cover of 450mm and 900mm should be provided for the connection pipe constructed under footpath and carriageway respectively;
 - consideration should be given to adopt polyethylene (PE100) pipe for buried sewage pipe beyond the sewage terminal manhole; and
 - the lot owner/developer should also be advised that the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from his lot;

(h) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:

- should pollution be detected in future due to the applied use, immediate remedial action to clear the pollution must be taken by the grantee;
- existing water mains inside the Site as shown in the Mains Record Plan (MRP) (**Attachment II**) may be affected. The applicant is required to either divert or protect the water mains found on the Site; and
- if diversion is not required, the following conditions shall apply:
 - existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed;
 - details of site formation works shall be submitted to the Director of Water Supplies (D of WS) for approval prior to commencement of works;
 - no structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of D of WS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted with the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of D of WS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5 metres or less, and the barrier must below the invert level of the pipe;
 - no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet; and
 - tree planting may be prohibited in the event that the D of WS considers that there is any likelihood of damage being caused to water mains; and

(i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- the Site shall be provided with EVA in accordance with Regulation 41D of the Building (Planning) Regulations (B(P)R);
- the Site does not abut a specified street if 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;
- if the existing structure is erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designed for any applied use under the application;

- for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be constructed as an acceptance of any existing building works or UBW on the Site under the BO; and
- detailed checking under the BO will be carried out at building plan submission stage.

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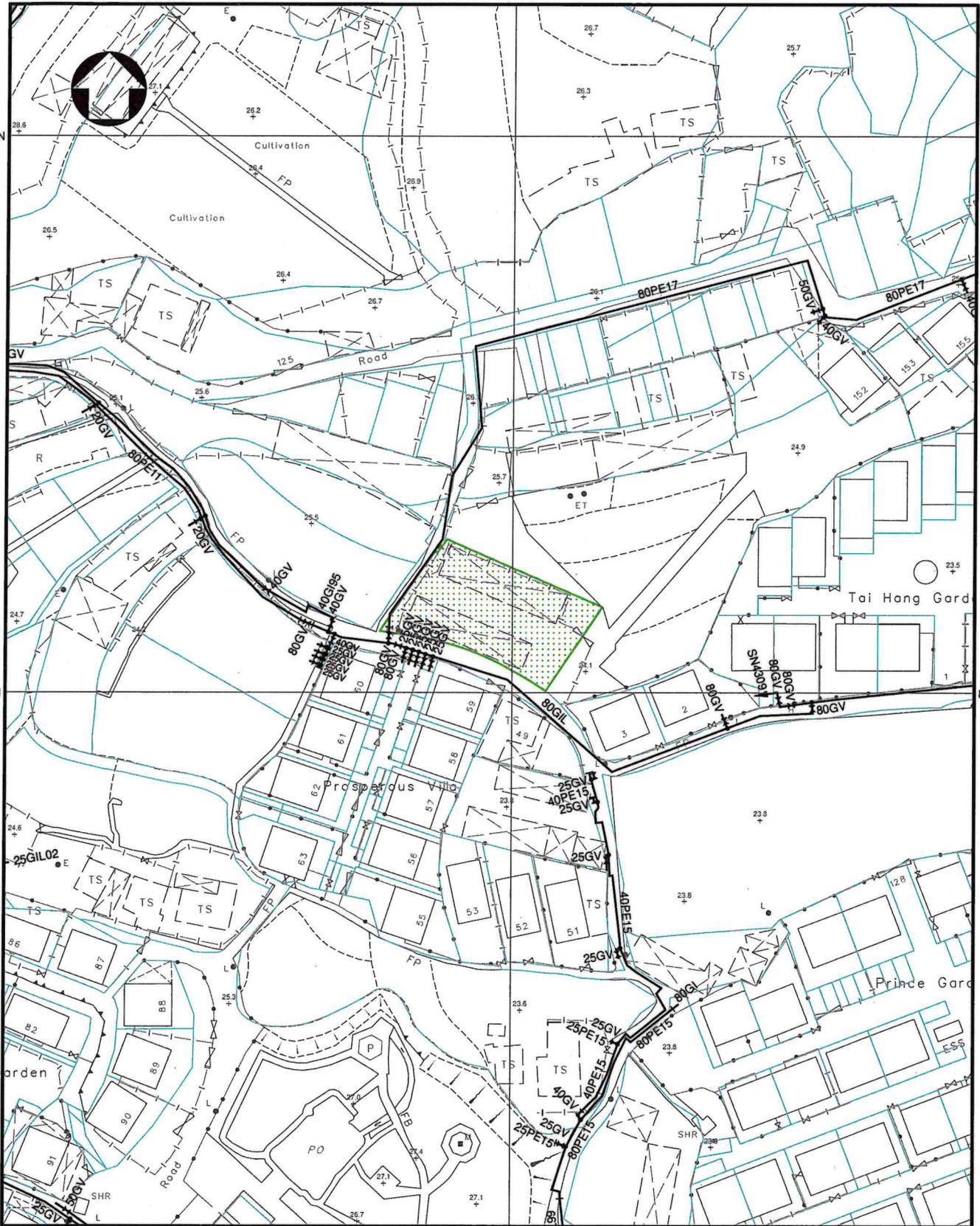
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- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
 2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
 3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY. WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED.
 4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS SEE SKETCH NO. 3988.
 5. NO EXISTING SALT WATER MAINS IN THE VICINITY OF THE SITE.
 6. NO PROPOSED WATER MAINS IN THE VICINITY OF THE SITE.
 7. NO EXISTING WSD CABLE IN THE VICINITY OF THE SITE.
 8. NO PROPOSED WSD CABLE IN THE VICINITY OF THE SITE.
 9. THE SITE IS WITHIN WSD UPPER INDIRECT GATHERING GROUNDS.
 10. NO WSD LAND ALLOCATION / WWR WITHIN THE SITE AREA.
 11. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE.

SUBJECT SITE



PRIVATE LOT BOUNDARY (FOR REF. ONLY)



PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

W67880/3-SW-23A

FILE REF: (13) IN WSD/M/SP 3051/440/211S/18 PT.2

REF. CODE: 10W25M

SHEET 1 OF 1

SCALE 1:1000



水務署
Water Supplies Department

Urgent Return receipt Expand Group Restricted Prevent Copy

From:
Sent: 2025-03-27 星期四 02:35:55
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-KLH/653 DD 7 Tai Hang Village, Tai Po

A/NE-KLH/653

Lot 48 RP (Part) in D.D. 7, Tai Hang Village, Tai Po

Site area: About 573sq.m

Zoning: "VTD"

Applied use: 18 Vehicle Parking

Dear TPB Members,

607 was revoked in Dec 2023 for failure to fulfil most conditions.

Solution, come back with a larger footprint.

Members should note that the Drainage and Fire Services are mere proposals, all the better to secure a further two years operation.

No mention of provision of some EV recharging outlets. This should be obligatory in all these operations going forward.

Application should be rejected, there was sufficient time to implement the conditions during the original approval timeline.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 16 May 2022 2:59 AM HKT
Subject: A/NE-KLH/607 DD 7 Tai Hang Village, Tai Po

A/NE-KLH/607

Lot 48 RP (Part) in D.D. 7, Tai Hang Village, Tai Po

Site area : About 337.5sq.m

Zoning : "VTD"

Applied use : 18 Vehicle Parking

Dear TPB Members,

Why another parking facility when there is already one a few steps away that is larger than the residential compounds?

If land resources are that scarce then it is time to review the approvals of so many at grade parking lots. No attempt is made to use stacked facilities even though in urban districts even the police stations have now adopted this practice, MKK and TST being but two examples.

The villa developments on the surround V zone should all have parking bays integrated into the structures. It is high time that amendments be made to the guidelines for small houses that provision be made for parking.

'V' zone is intended for housing, there was never any mention in the policy that the lots be used for other purposes.

Mary Mulvihill