

This document is received on 2025-06-11
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

2501647

14/5/2025

By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TKL/802
	Date Received 收到日期	2025-06-11

- 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)

上山美佳乙村原居民村務委員會

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)

N/A

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)	新界打鼓嶺山美佳第 DD84-207 829SB (部份) 及 207 8A (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	<input checked="" type="checkbox"/> Site area 地盤面積 687 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	坪輦及打鼓嶺分區計劃大綱圖 S/NZ - 7KL/14
(e) Land use zone(s) involved 涉及的土地用途地帶	農業及鄉村式發展
(f) Current use(s) 現時用途	私人停車場 (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 5 月 2 日的記錄，這宗申請共牽涉 2 名「現行土地擁有人」。

(b) The applicant 申請人 -

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

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

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

- ☒ has notified "current land owner(s)"#
已通知 2 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)
1	PD84-L07 829 S.13	13/5/2025
1	PD84-207 825	13/5/2025

(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 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

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	(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 type="checkbox"/> year(s) 年 <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sq.m <input type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積sq.m <input type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 Proposed domestic floor area 擬議住用樓面面積sq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積sq.m <input type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積sq.m <input type="checkbox"/> About 約 Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
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 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)	
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)	

Proposed operating hours 擬議營運時間			
<p>.....</p> <p>.....</p>			
(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 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))	
	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 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 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 type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> 		

	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)
.....	
.....	
.....	
.....	
.....	

(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/NE-7KL/700
(b) Date of approval 獲批給許可的日期	12/8/2022 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	12/8/2025 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	臨時私人停車場 (只限私家車)
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月

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。

申請地點內的現況情況，沒有顯著的變化，申請範圍週邊環境大多保持不變，我們認為申請並不會對附近有任何影響，作為臨時私人停車場，可以充份利用我們的土地資源活化土地利用，並為區內居民解決對停車位的需求，另外如申請獲批准，亦可阻止鄉郊地區的非合法傾倒甚至違例發展，可見此申請規劃申請亦是一個對農村地區的保障，如任由土地閒置，容易發生上述的非合法活動，而我們目前的臨時用途已經受有關附帶條件規管，因此亦是適宜臨時使用。

- ~ 現時上述申請位置屬私人土地，本來已有7架私家車停泊於上址，每天流量只有14架次，並不會對週邊交通有任何影響
- ~ 上述申請規劃出入口與道路相連，而該出入口闊度有約17M闊
- ~ 上述申請規劃只有一個出入口，而該出入口有闊度的約17M闊
- ~ 上述申請規劃的出入口是相連車路，但出入口附近不會作為泊車位之用，加上是次規劃申請8個私家車泊位，流量預計不會多於20架次，相信不會對週邊交通有任何影響，另一方面，是次申請臨時私人停車場，週邊不會安裝任何圍板及圍網
- ~ 我們不會有車閘，加上出入的流量不會多於20架次，相信不會出現交通擠塞
- ~ 申請人是村民委員會，負責管理村內一切事宜（包括交通），故如有問題，申請者必定會與有關人士溝通解決

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

蔡國強

總幹事

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

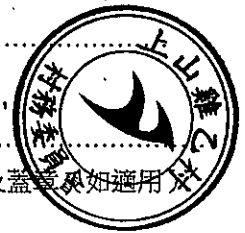
☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

上山雞乙村原居民村務委員會

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



Date 日期

13 - 5 - 2025

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	新界打鼓嶺山雞筍 DO84-LOT 829 SBC 部份及 DO84-LOT 825 部份	
Site area 地盤面積	687	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	坪岸及打鼓嶺分區計劃 大綱圖 SINZ - 7KL/14	
Zoning 地帶	農業及鄉村式發展	
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	臨時私人停車場 (只限私家車)	

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		815
	Private Car Parking Spaces 私家車車位		815
	Motorcycle Parking Spaces 電單車車位		N/A
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		N/A
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		N/A
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		N/A
	Others (Please Specify) 其他 (請列明)		
	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		N/A
	Coach Spaces 旅遊巴車位		N/A
	Light Goods Vehicle Spaces 輕型貨車車位		N/A
	Medium Goods Vehicle Spaces 中型貨車車位		N/A
	Heavy Goods Vehicle Spaces 重型貨車車位		N/A
Others (Please Specify) 其他 (請列明)			

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 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"/>
<hr/>		
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		

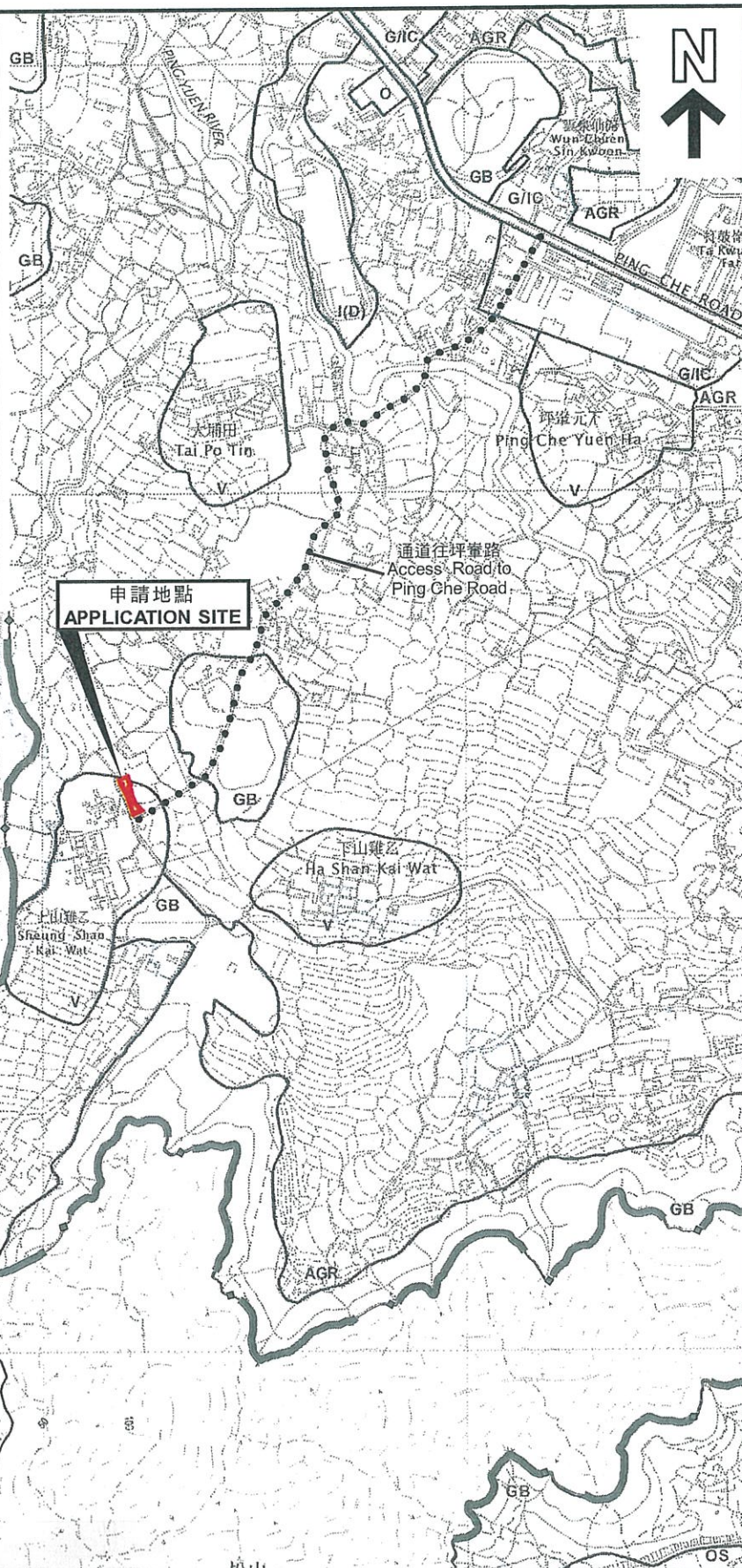
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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



要覽圖 KEY PLAN

SCALE 1:50,000 比例尺

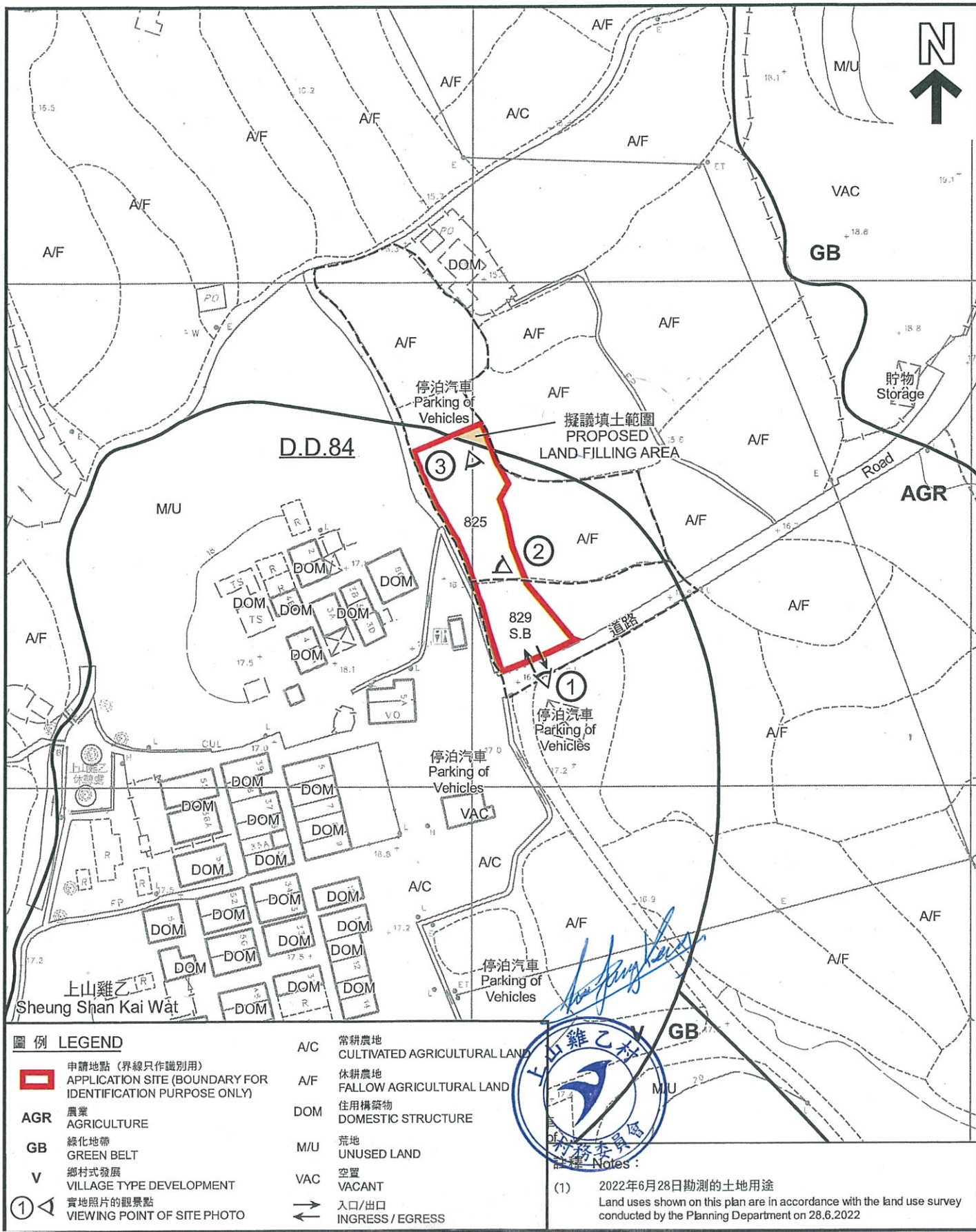


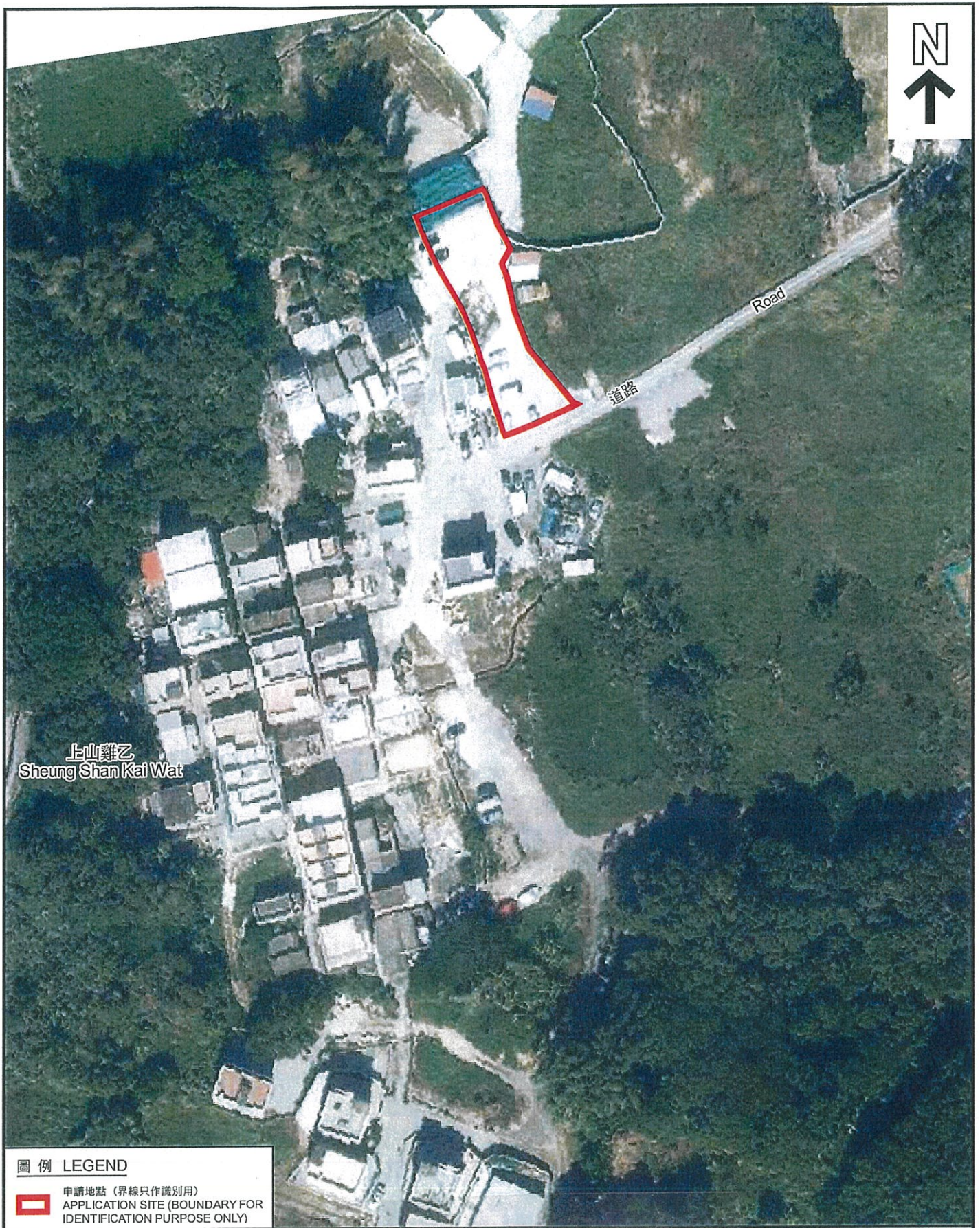
S/NE-HLH/11

[Handwritten signature]



申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY





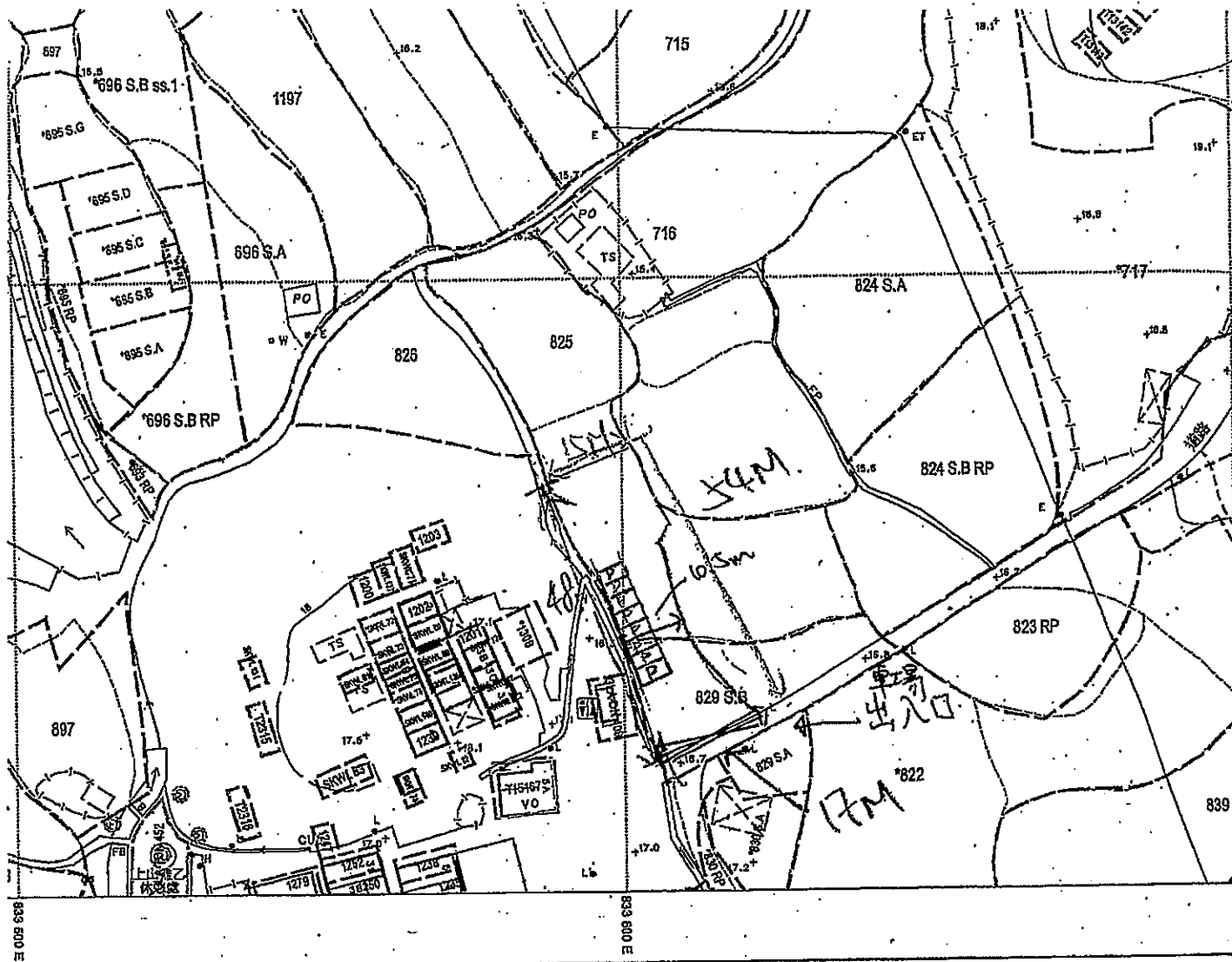
圖例 LEGEND



申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY)



申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



車場布局圖

比例 1:1000

Principal Datum which
with their positions

terval.
ve the Principal Datum.

es.

顯示於此圖上。
information
plan.

私家車位 (P)

5 X 2.5m (開)

Locality : NORTH

Lot Index Plan No. : YL0228072017

District Survey Office : Yuen Long

Date : 07-Jul-2017

Reference No. : 3-NW-23A

免責聲明

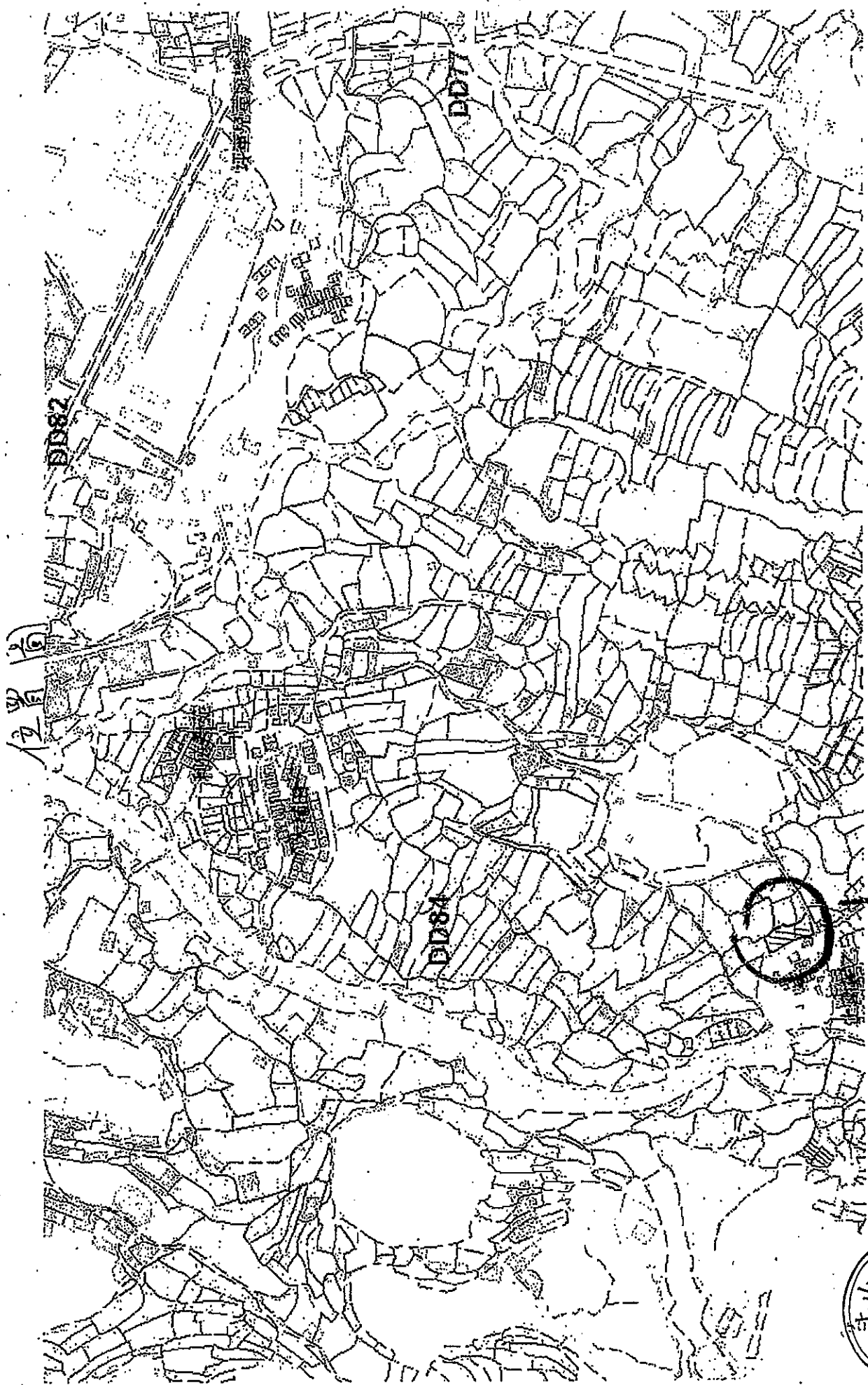
本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時通知出現或終止，因此應向有關的分區地政專員核證。本圖測量予以核實。當有更佳或新的地界證據時，地段索引圖可會

Disclaimer

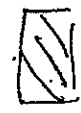
This plan is a copy of the lot index plan showing the approximate location of occupation of land under Government Land Allocations, Temporary Government Land and Government Land Licences. The temporary occupation of land may be and should be confirmed with the District Lands Officer. The information supplied by field survey. The lot index plan may be revised without prior notification becomes available.

本地段索引圖則已根據一切有關資料編製。倘使用者發現任何遺漏

This lot index plan is compiled to the best of our knowledge. In case users



申請地點 (DD84- L7 825 (P) 及 82988 (P))



Handwritten signature

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

Brian Ching Hong CHAN/PLAND

寄件者: cskong < >
寄件日期: 2025年06月26日星期四 22:35
收件者: Brian Ching Hong CHAN/PLAND
主旨: Re: Sheung Shan Kai Wat Village Aboriginal Village Committee
附件: Amended version.pdf

類別: Internet Email

Dear Mr Chan

Item 4 is corrected.

Best regards

Kenny Kong

Sent with [Proton Mail](#) secure email.

On Wednesday, 25 June 2025 at 16:01, cskong < > wrote:

Dear Mr Chan

We are sending this email to inform you that there is a problem with the email (Subject:Sheung Shan Kai Wat Village Aboriginal Village Committee) and its attachment (File Name: Submission.pdf), we sent to you on June 20, 2025, at 16:35, so we need to update and send you the revised version of the information. We apologize for the inconvenience caused to you and thank you for your understanding.

If you have any needs, please feel free to contact Mr. Choi at .

Sincerely

C S Kong

Sent with [Proton Mail](#) secure email.

On Friday, 20 June 2025 at 16:35, cskong < > wrote:

Dear Mr Chan

We have attached two files for your reference regarding the temporary car park renewal period.

If you have any questions, please feel free to contact Mr Choi .

Best regards

Sheung Shan Kai Wat Village Aboriginal Village Committee

Ta Kwu Ling, New Territories.

Reference No: () in TPB/A/NE-TKL/700

Town Planning Board

Tel No.:

Fax No.:

Subject: Temporary Private Car Park Renewal Application (Planning Application No.: A/NE-TKL/700)

Dear Town Planning Board:

We refer to planning application number A/NE-TKL/700, which approved the use of the site as a temporary private car park for a period of three years until 12 August 2025. The Village Committee hereby requests an extension of the period of use to ensure that residents continue to have parking spaces.

Throughout the period, we fully complied with the required planning conditions on 26 Jan 2024, including (d) and (g), in line with the recommendations of the CE/MN and DSD, and we regularly cleaned and removed debris from the drainage system to prevent blockages and maintain functionality.

We would like to highlight the effectiveness of the newly completed drainage system completed in April 2024) during extreme weather conditions. On 4 May 2024, it experienced heavy rainfall exceeding 200 mm, yet no water accumulation occurred on-site and in the village area.

The areas where water previously accumulated have also been improved well. On the other hand, the temporary car park has received consistent positive feedback from villagers, with no complaints recorded. Meanwhile, following extensive consultation with the villagers, we are pleased to confirm that all surveyed villagers unanimously support the renewal of the temporary private car park.

In addition, the village committee strictly performs its duties and strictly controls the use of the parking lot, which is only available for private cars. No other types of vehicles are allowed to park and no unauthorized activities. Furthermore, the village committee also always keeps the parking lot environment clean and properly maintains related facilities.

We kindly request the Board's approval for the renewal to avoid disruption to village parking needs. Should further details be required, please contact Mr. Choi Fung Keung. Village Committee Representative Tel: .

We appreciate your time and consideration and look forward to hearing from you.

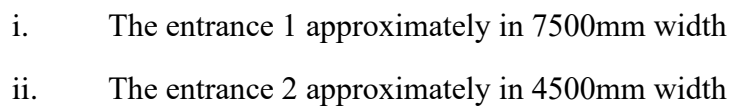
Yours faithfully,

Choi Fung Keung

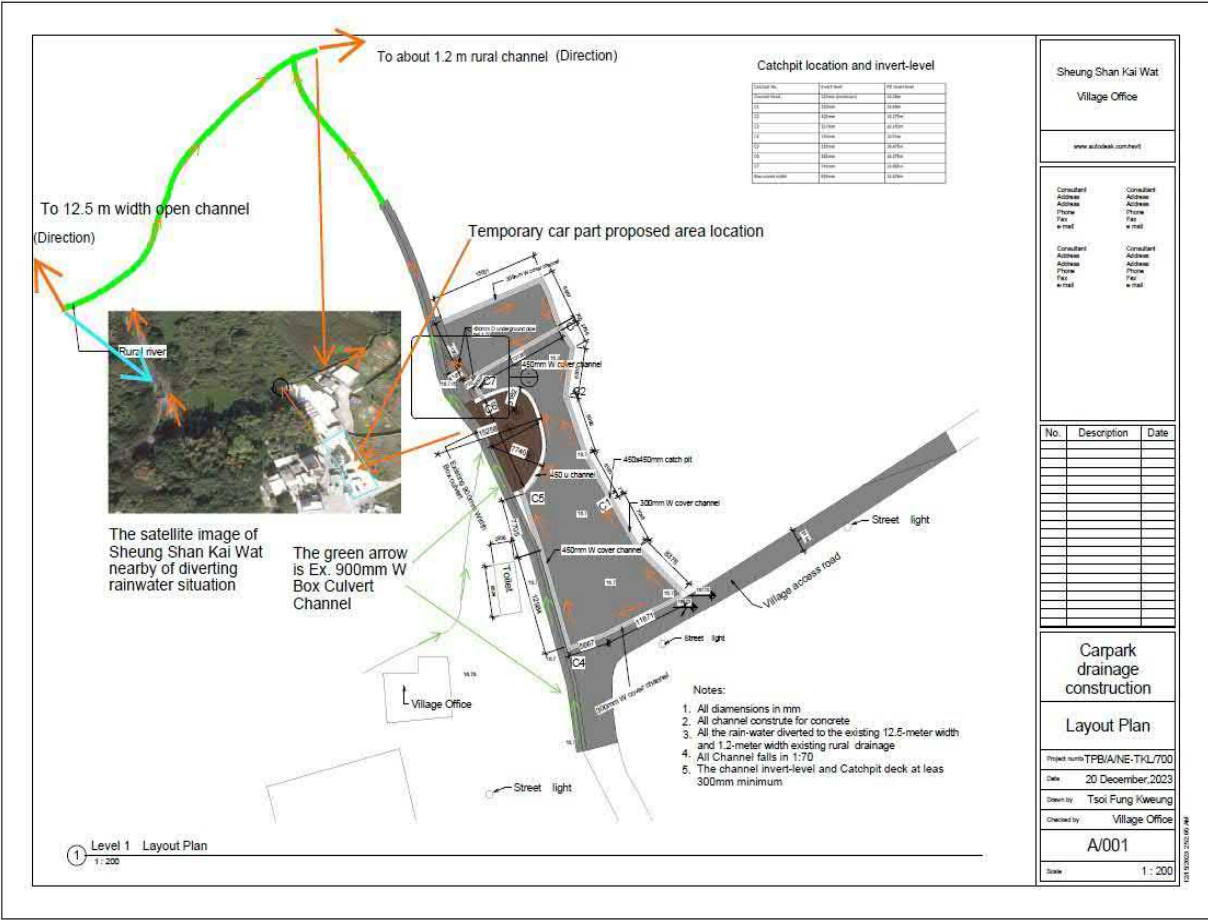
Village Committee Representative

Sheung Shan Kai Wat Village Aboriginal Village Committee

1. Approved temporary car park layout plan with parameters and entrance width



2. Completed temporary car park all parameters not-change is same with the application drawing



All parameters of the temporary private parking site and the proposed drainage system are shown on the plan. All site parameters and area remain the same as in the application plan, and no changes have been made. Refer to 參考編號 REFERENCE No. A/NE-TKL/700 繪圖 DRAWING A-1

The renewal application is posted on the temporary car park side

規劃申請

PLANNING APPLICATION



申請編號 Application No.	A/NE-TKL/801
地點 Location 見下圖 See Plan Below	地點：新界上水新田圍村路與新田圍村路交界處 Location: New Tai Leng Road and New Tai Leng Road New Tai Leng Road, New Tai Leng, N.T.
地帶及圖則 Zoning and Plan	地帶：第一類住宅地帶 "Agricultural" and "Rural" Use Development 地帶圖則：新田圍村路與新田圍村路交界處 Approved Plan: New Tai Leng Road and New Tai Leng Road Approved Plan: New Tai Leng Road and New Tai Leng Road
建議 Proposal	建議：在現有土地上興建臨時貨倉 Proposal: Construction of Temporary Warehouse on Existing Land Temporary Warehouse on Existing Land

任何人士均可就任何申請提出意見，有關詳情可致電下列電話查詢：查詢電話：2362 2222，傳真：2362 2223，或親臨：上水新田圍村路與新田圍村路交界處（上水新田圍村路與新田圍村路交界處）查詢。

Any person may make a submission on this application. The concerned person should be made to the Town Planning Board by hand or post (2362 2222, North Point Government Offices, 222 Jaffe Road, North Point, Hong Kong), fax (2362 2223) or email (tbb@pldnet.gov.hk) or in writing (2362 2223).

詳情 Particulars

有關申請人提出的申請，詳情如下：

1. 申請人提出的申請，詳情如下：

2. 申請人提出的申請，詳情如下：

3. 申請人提出的申請，詳情如下：

4. 申請人提出的申請，詳情如下：

5. 申請人提出的申請，詳情如下：

6. 申請人提出的申請，詳情如下：

7. 申請人提出的申請，詳情如下：

8. 申請人提出的申請，詳情如下：

9. 申請人提出的申請，詳情如下：

10. 申請人提出的申請，詳情如下：

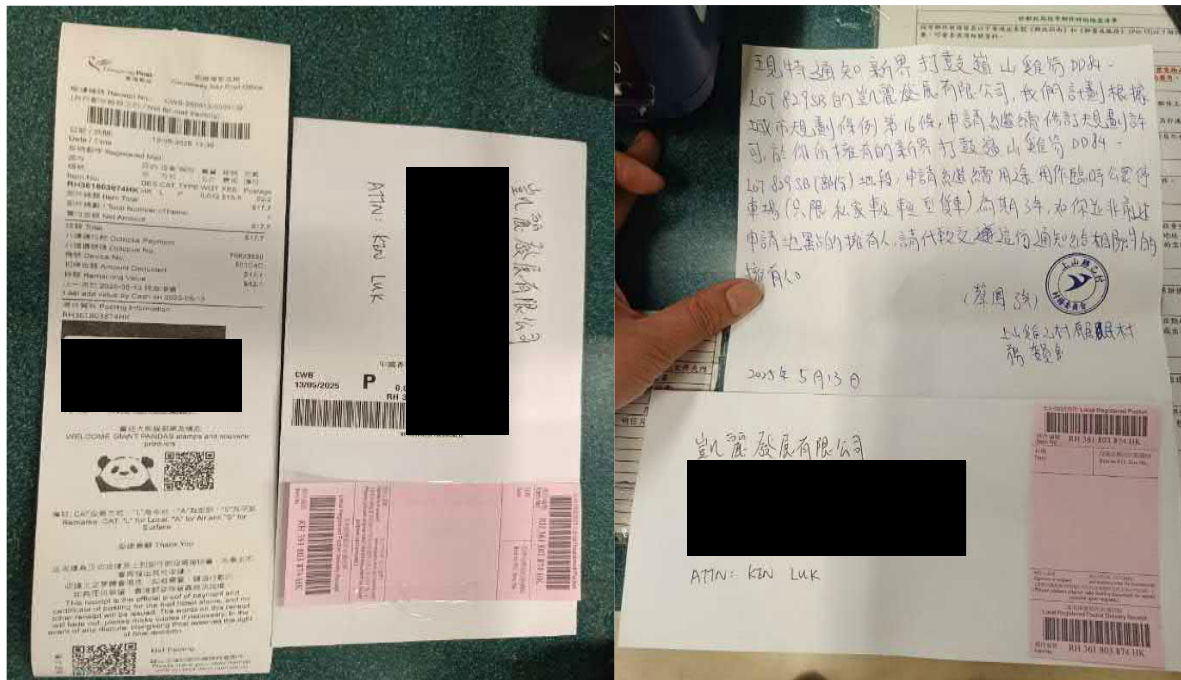
位置圖 Location Plan

有關申請人提出的申請，詳情如下：

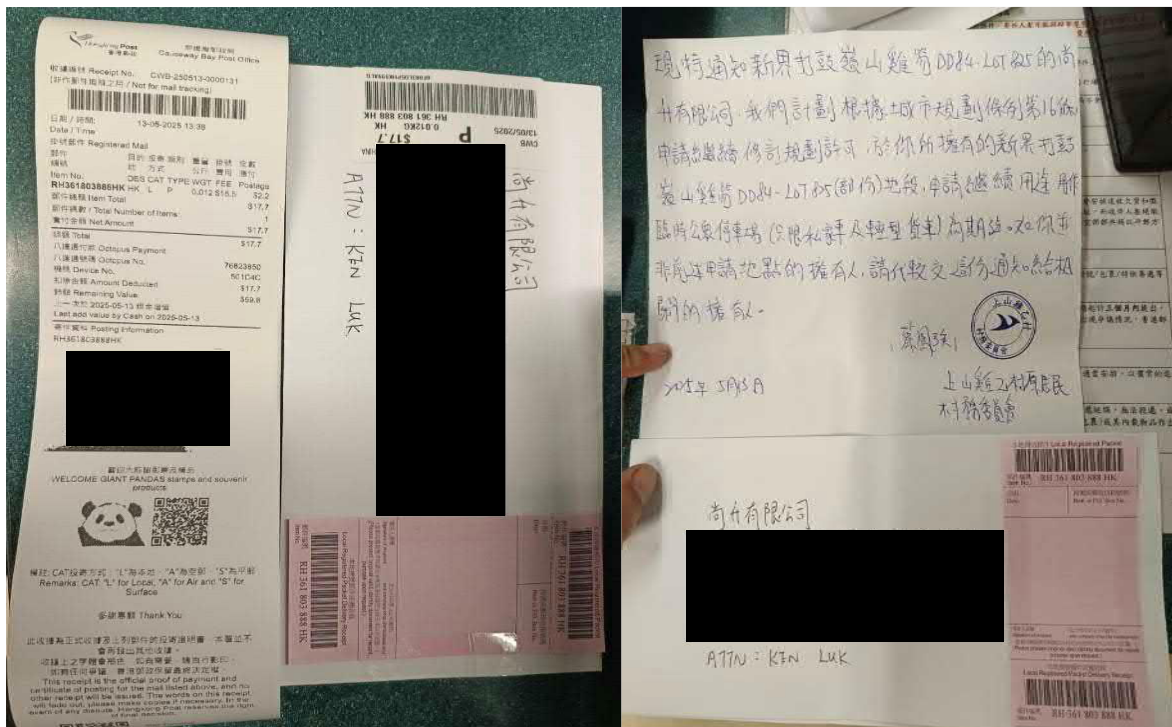


城市規劃委員會
Town Planning Board
29 Jan 2025

3. The application of the temporary car park renewal use period was communicated to landowners by letter on 13 May 2025



凱麗發展有限公司



尚升有限公司

① Level 1
1:150

Sheung Shan Kai Wat
Village Office

www.skskw.org.hk

Consultant Address Phone Fax e-mail	Consultant Address Phone Fax e-mail
Consultant Address Phone Fax e-mail	Consultant Address Phone Fax e-mail

No.	Description	Date

**Carpark
Drainage
Construction**

**Area palan
(Rentable)**

Project number	TRIS/ANR-TSU/700
Date	15 Jan 2025
Drawn by	Author
Checked by	Checker
3D 004	
Scale	1:150

Calculation by Revit

Form No. S16-III 表格 III S16-III 號

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
位於鄉郊地區土地上及/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, please proceed to Part (B)).
(如屬位於鄉郊地區臨時用地/發展的發展許可證續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展
臨時私人停車場 (只限私家車)

(b) Effective period of permission applied for 申請的許可有效期限
☒ year(s) 年 3
☐ month(s) 個月

(c) Development Schedule 發展時間表

Proposed uncovered land area 擬議露天土地面積	687	sq.m	□ About 約
Proposed covered land area 擬議有上蓋土地面積	N/A	sq.m	□ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	N/A		
Proposed domestic floor area 擬議住宅樓面面積	N/A	sq.m	□ About 約
Proposed non-domestic floor area 擬議非住宅樓面面積	N/A	sq.m	□ About 約
Proposed gross floor area 擬議總樓面面積	N/A	sq.m	□ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的樓層高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)
N/A

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	8個
Motorcycle Parking Spaces 電單車車位	N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A
Others (Please Specify) 其他 (請列明)	N/A

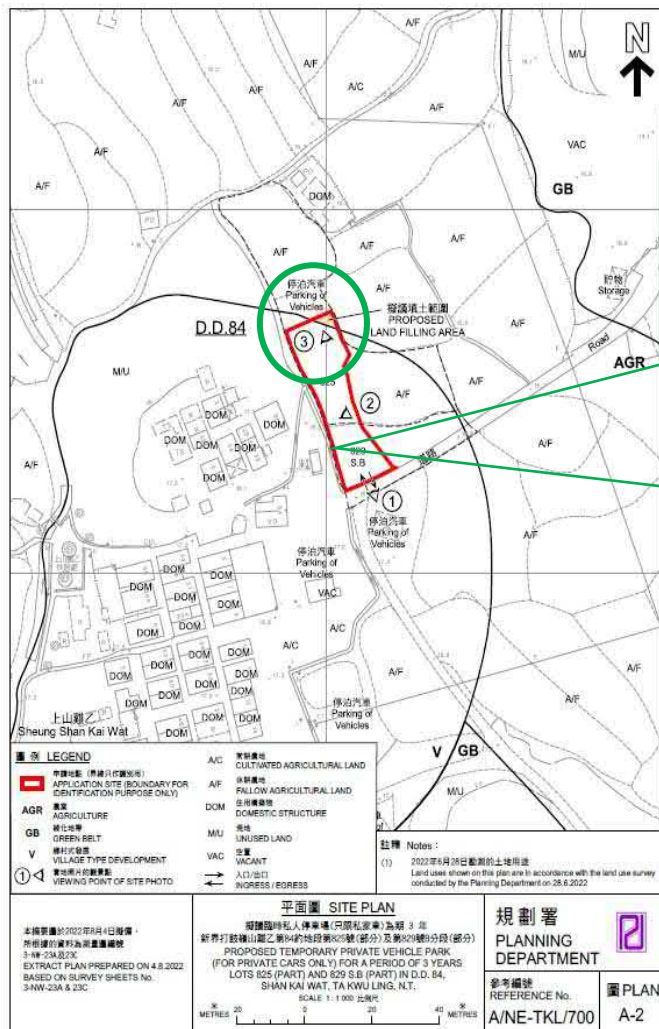
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

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

The proposed car park area

Initial application form

4. Land filling material description



Proposed land filling area: All land filling materials in this area are fine soil and fine aggregate, covered with 100 mm-thick concrete. This area approximate 27 m^2

5. Fire service facilities

According to the letter dated August 26, 2022, condition (g) concerns fire protection and firefighting facilities. Based on the existing facilities, the firefighting facilities have been updated to meet the requirements.

The certificate of fire service installation and equipment (Regulation 9 (1))


FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS 消防(裝置及設備)規例 (Regulation 9(1)) (第九條(1)款) CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT 消防裝置及設備證書						
FSD Ref.: 消防處接號					A 9602557	
Name of Client: 顧客姓名		Sheung Shan Kai Wat Village Aboriginal Village Committee				
Name of Building: 樓宇名稱						
Street No./Town Lot: 門牌號碼/地段		Lot 625(part) & 6255 to part of 610 lot		Street/Road/Estate Name: 街道/屋苑名稱		
Block: 座		District: 分區		Area: 地區		
		Ta Kwu Ling		HK 香港		
				K 九龍		
				X NT 新界		
Type of Building 樓宇類型 <input type="checkbox"/> Industrial 工業 <input type="checkbox"/> Commercial 商業 <input type="checkbox"/> Domestic 住宅 <input type="checkbox"/> Composite 綜合 <input type="checkbox"/> Licensed premises 特許處所 <input type="checkbox"/> Institutional 莊園						
Part 1 Annual Inspection ONLY 第一部 只適用於年檢事項						
Code Ref. (1-35)	Type of FSE 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YY)	Next Due Date 下次到期日 (DD/MM/YY)	
24	滅火筒 SKG CO2 滅火筒 2 支	GF	Conforms with FSD requirements	13-06-2025	12-06-2026	
Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作						
Code Ref. (1-35)	Type of FSE 裝置類型	Location(s) 位置	Name of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YY)	
Part 3 第三部 Defects 損壞事項						
Code Ref. (1-35)	Type of FSE 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述		
I/We hereby certify that the above installation(s) equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3. 本人/我們此處證明以上之消防裝置及設備經測試，發現性能良好，符合消防處處長不時公佈之消防裝置及設備安裝及檢查、測試及保養守則之規格。損壞事項列於第三部。				Authorized Signature 授權人簽署 Name 姓名 FSD/BC No. 消防處註冊號碼 Company Name 公司名稱 Telephone 聯絡電話 Date 日期		
如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核 This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.				13-06-2025 Verified		



The fire extinguisher expire date to 12 June 2026 and every year for renewal

The fire facility installation was satisfactory after the Fire Service Department inspection

FPFG/STT&W-2



FIRE SERVICES DEPARTMENT
LICENSING & CERTIFICATION COMMAND
Fire Protection Engineering Compliance Division
Fire Protection Facilities Group

T
MAN
Divi

檔案編號 File No. FP 19 or 20 / 31654

消防裝置檢查報告
Inspection Report on Fire Service Installation

Part I 第一部

1. 地址 Address: Temporary Private Vehicle Park (For Private Cars only) for a Period of 3 Years and filling of Land in "Village Type Development" and "Agriculture" Zones, Lots 825 (Part) and 829 5B (Part) in D.D. 84, Shan Kai Wat, Ta Kwu Ling (Planning Application No. A/NE-TKL/700)

2. 檢查日期 Date of Inspection: 3.6.2024

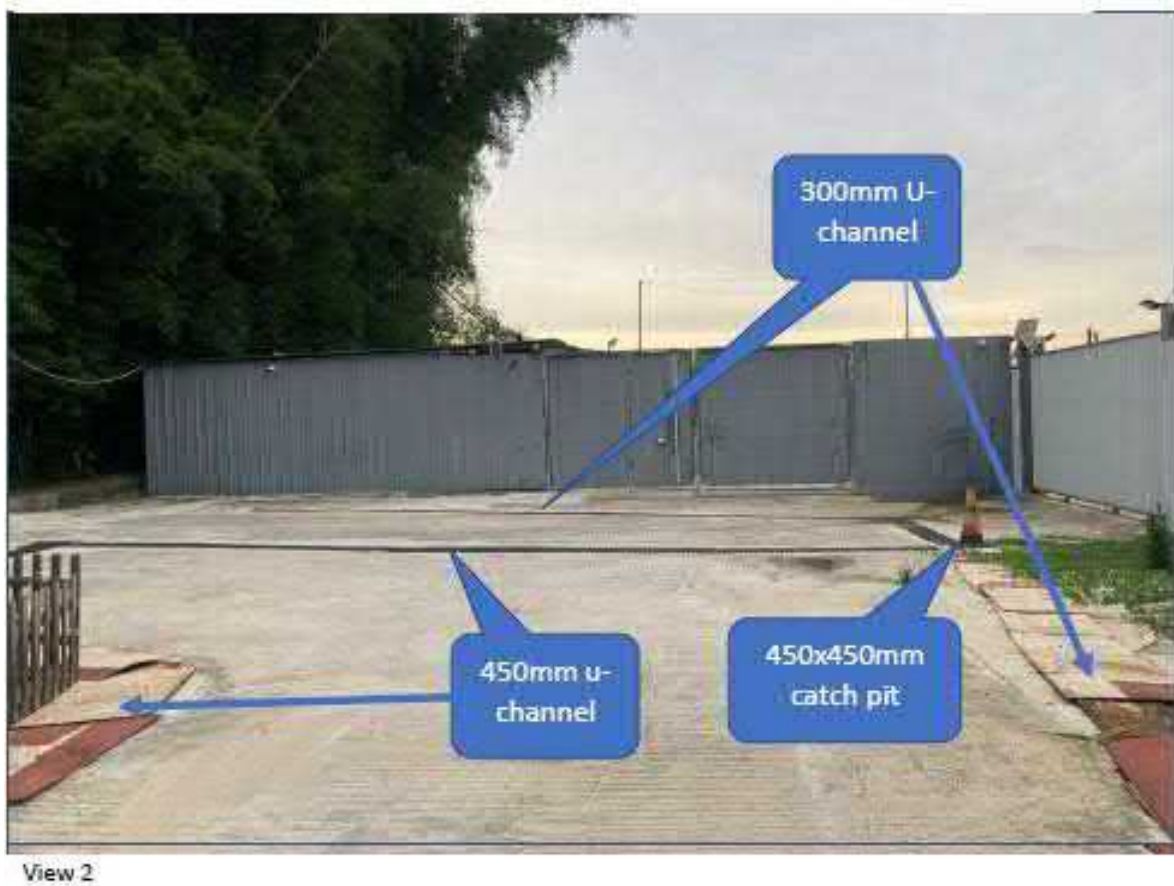
3. 檢查結果 Inspection Results: (由檢查官員發現不妥的項目 Defects noted by Inspection Officer):
At the time of inspection, FSIs in the attached FS251 were checked and the inspection result was satisfactory / not satisfactory.

備註: 如有任何查詢, 請致電 3961 5120 與下開檢查人員聯絡。
Note: Should you require clarification, please contact the undersigned Inspecting Officer at 3961 5120.

(頁 Sheet 1 of 2)

檢查人員 Inspection Officer (YEUNG Cheuk-ki) SSInO(FPF)3
簽署 Signature [Signature]
日期 Date 3.6.2024

6. Completed temporary car park current environment situation



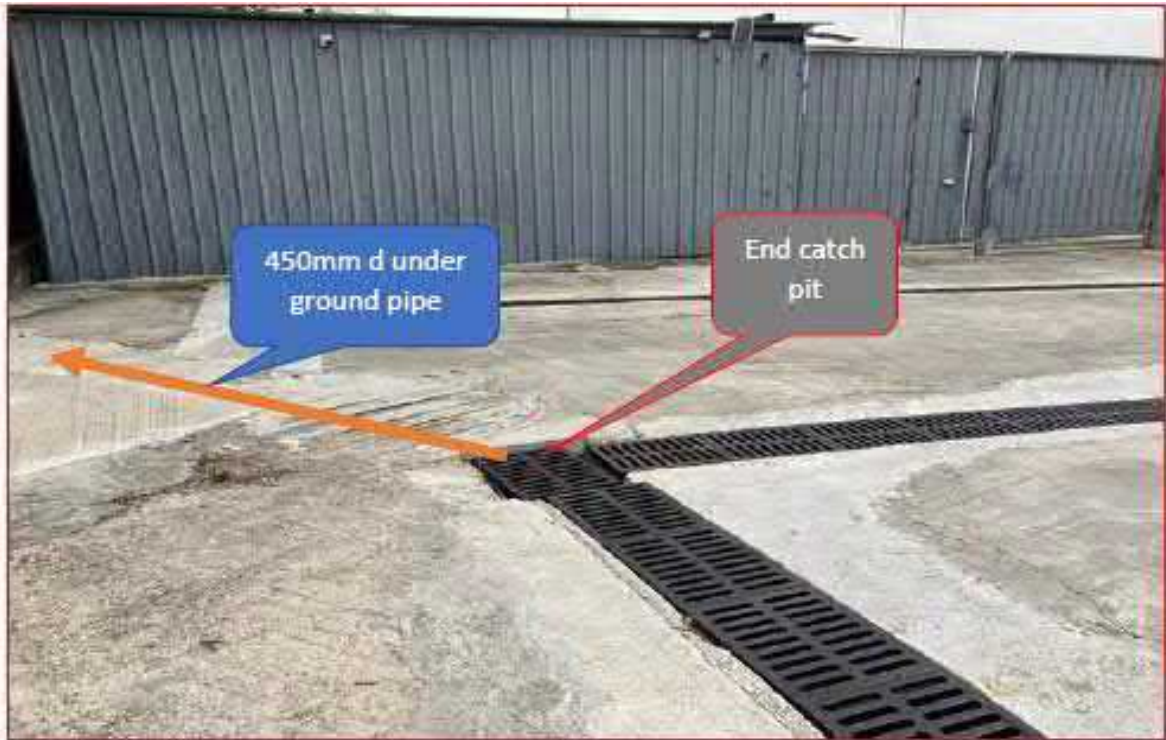
The car park area is kept clean anytime



View 3



View 4



View 5



View 6

7. Regularly clean the drainage system, remove rubbish, and clear away sand.



8. Provide the car park plan and drainage system drawings for reference:

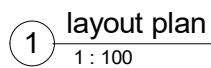
- i. LA/003
- ii. 3D 003
- iii. D/005
- iv. 3D 004
- v. D/004
- vi. D/001
- vii. Cat 001



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www.autodesk.com/revit

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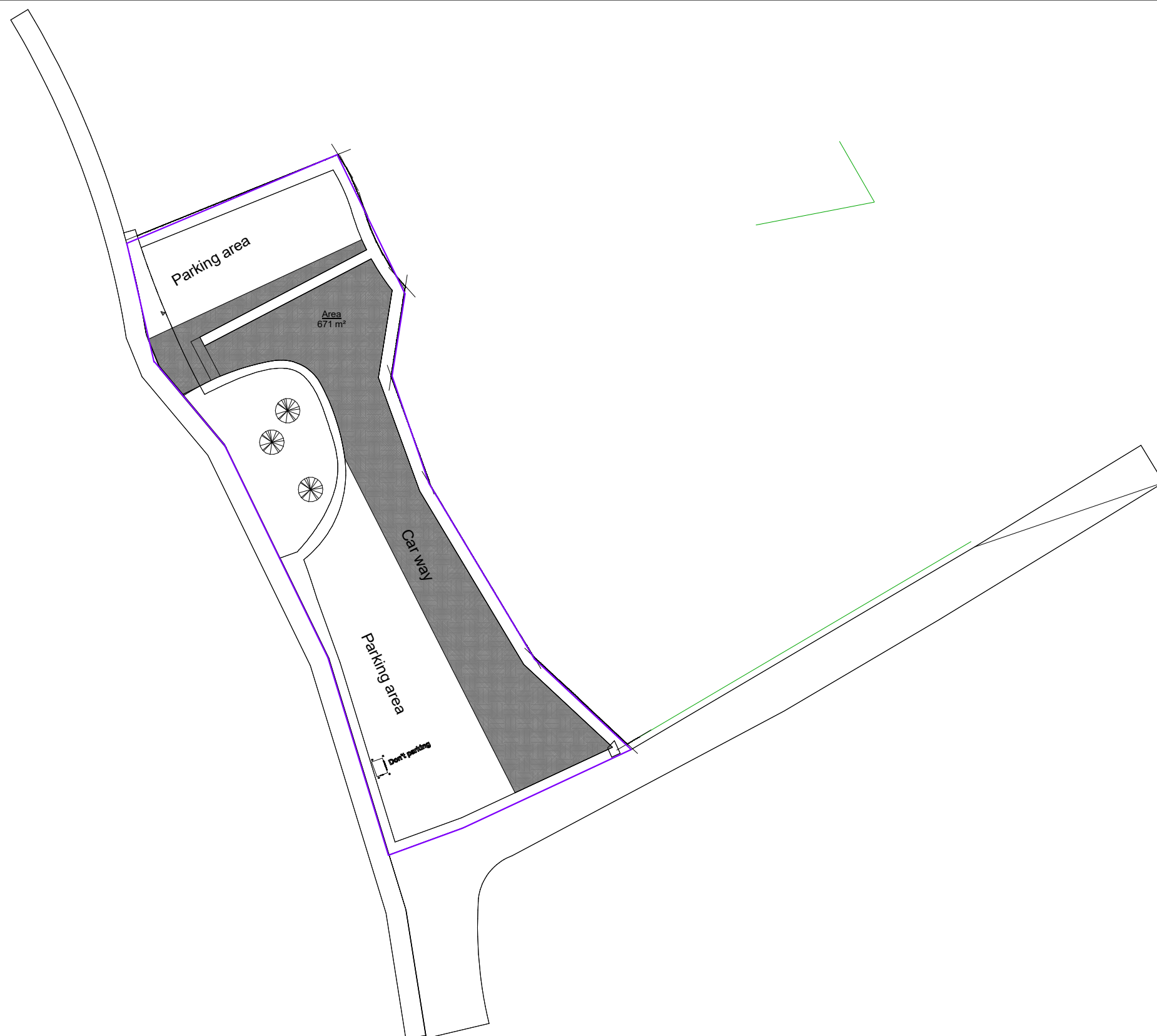
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Layout Plan

Checked by	Office
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Sheung Shan Kai Wat
Village Office

www.autodesk.com/revit

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Carpark Drainage Construction

Area palan Plan
(Rentable)

Project number	TPB/ANE-TKL/700
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Date	18 Jan 2025
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Drawn by	Author
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Checked by	Checker
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3D 004

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5/19/2025 1:24:35 AM

2/28/2023 2:05:56 AM



1 Catchpit trap
1:7

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

Brian Ching Hong CHAN/PLAND

寄件者: cskong < >
寄件日期: 2025年07月17日星期四 17:02
收件者: Brian Ching Hong CHAN/PLAND
主旨: Supplementary information for the temporary car park renewal application
附件: Supplimentary information for Sheung Shan Kai Wat Village Aboriginal Village Committee.pdf

類別: Internet Email

Sheung Shan Kai Wat Village Aboriginal Village Committee

Reference No: () in TPB/A/NE-TKL/802

Town Planning Board

Tel No.:

Fax No.:

Subject: Temporary Private Car Park Renewal Application (Planning Application No.: A/NE-TKL/802)

RE: Supplementary information for the temporary car park renewal application

Dear Town Planning Board:

1. The layout of the temporary parking lot for the renewal application is consistent with the original plan in the previous application number A/NE-TKL/700, and the use period remains unchanged.
2. The current use of the temporary parking lot is the same as before and in accordance with the approval conditions.
3. The temporary parking lot operates 24 hours a day on Monday to Sunday.

Best regards

Kenny Kong

Sent with [Proton Mail](#) secure email.

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

Brian Ching Hong CHAN/PLAND

寄件者: cskong < >
寄件日期: 2025年07月24日星期四 15:27
收件者: Brian Ching Hong CHAN/PLAND
主旨: TKL/802
附件: Sheung Shan Kai Wat Village Aboriginal Village Committee.pdf

類別: Internet Email

Dear Mr Chan,

Re:
Vehicle Licensing Compliance Statement and car park Entrance Confirmation.

Sheung Shan Kai Wat Village Aboriginal Village Committee

Reference No: () in TPB/A/NE-TKL/802

Town Planning Board

Tel No.:

Fax No.:

Subject: temporary Private Car Park Renewal Application (Planning Application No.: A/NE
TKL/802)

RE: Vehicle Licensing Compliance Statement and car park Entrance Confirmation.

Dear Sir/Madam,

1. All vehicles parked in the temporary car park are licensed and comply with the provisions of the Road Traffic Ordinance. In addition, unlicensed vehicles and abandoned vehicles are prohibited from parking in the car park, and such vehicles are prohibited from entering or leaving.
2. The temporary car park has only one designated entrance and exit, situated on the main roadside to the village.

Thank you for your attention.

Best regards

Kenny Kong

23 July 2025

Sent with [Proton Mail](#) secure email.

**Relevant Extracts of Town Planning Board Guidelines No. 34D on
‘Renewal of Planning Approval and Extension of Time for Compliance
with Planning Conditions for Temporary Use or Development’**

(TPB PG-No. 34D)

1. The relevant assessment criteria for assessing applications include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Town Planning Board (the Board) is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous S.16 Application

Approved Application

	Application No.	Uses/ Development	Date of Consideration
1.	A/NE-TKL/700	Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years and Filling of Land	12.8.2022

**Similar S.16 Application for Temporary Open Storage
in the vicinity of the Application Site within “Agriculture”
& “Village Type Development” Zones in the Past Five Years**

Approved Application

	Application No.	Uses/Developments	Date of Consideration
1.	A/NE-TKL/712	Renewal of Planning Approval for Temporary Private Car Park for a Period of 3 Years	17.2.2023

Detailed Comments from Relevant Government Departments

1. Agriculture

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- considering that the previous application for the same use on the application site (the Site) was approved, he has no strong view against the application for renewal of the planning approval from agricultural perspective.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- since the application is submitted by the same applicant of the approved planning application No. A/NE-TKL/700 for the same use and no complaint case was received related to the Site for the past three years, he has no objection to the renewal application from the environmental perspective; and
- his advisory comments are at **Appendix VI**.

3. Fire Safety

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

- no in-principle objection to the renewal application subject to the existing fire service installations implemented on the Site being maintained in efficient working order at all times.

4. Traffic

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

- noting that the development parameters of the application remain unchanged from the last approved application, she has no comment on the application from a traffic engineering viewpoint; and
- her advisory comments are at **Appendix VI**.

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

- no comment on the application from highways maintenance point of view; and
- his advisory comments are at **Appendix VI**.

5. Drainage

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

- no objection to the application from the public drainage viewpoint; and
- if the application is accepted by the Town Planning Board, the applicant is required to submit a condition record of the existing drainage facilities on site as previously implemented on the same site in planning application No. A/NE-TKL/700 and the previously approved drainage proposal to her satisfaction. The applicant is required to maintain those existing drainage facilities properly and rectify those facilities if they are found inadequate/ ineffective during operation.

6. Landscape

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

- no adverse comment on the application from the landscape planning perspective;
- based on the aerial photo of 2024, the Site is located in an area of rural inland plains landscape character comprising farmlands, tree clusters, vegetation areas and village houses within the “Village Type Development” zone. Compared with the aerial photos in 2024 and 2022, there is no significant change in the landscape character surrounding the Site. With reference to the site records taken on 24.6.2025, the Site is hard-paved as a vehicle park with a small farming area growing with some crops and fruit shrubs. In comparison with the approved scheme in No. A/NE-TKL/700, there is no significant change in the development layout. Further significant adverse impact on existing landscape resources within the Site arising from the applied use is not anticipated; and
- her advisory comments are at **Appendix V**.

7. Other Departments

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

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
and
- (c) District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the applied use with the concerned owner(s) of the application site (the Site);
- (b) failure to reinstate the “Agriculture” portion of the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to note the comments of the District Lands Officer/North, Lands Department (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) it is noted that no structure is proposed in the planning application but unauthorised structures are erected in Lot 825 in DD. 84;
 - (iii) the following irregularity covered by the planning application has been detected by his office:

unauthorised structure within the said private lot covered by the planning application

there is unauthorised structure within Lot 825 in DD. 84 covered by the planning application. The lot owner should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;

- (iv) the following irregularity not covered by the planning application has been detected by his office:

unauthorised structures within the said private lot not covered by the planning application

there are unauthorised structures within Lot No. 825 in DD. 84 not covered by the planning application. The lot owner should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;

- (v) the lot owner/applicant shall either (i) remove the unauthorised structures 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) to permit the structures erected. 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 on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee from the first date the unauthorised structures were erected and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot

owner for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and

- (vi) the applicant should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant is required to maintain those existing drainage facilities properly and rectify those facilities if they are found inadequate/ ineffective during operation;
- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicant should implement the pollution control measures as set out in the ‘Recommended Pollution Control Clauses for Construction Contracts’ should there be land filling works to avoid causing nuisance to the environment and follow the requirements of the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’;
- (f) to note the comments of the Director of Fire Services (D of FS) that the existing fire service installations implemented on the Site should be maintained in efficient working order at all times;
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting, felling and compensatory/new tree planting. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (h) to note the comments of the Commissioner of Transport (C for T) that the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department (TD). The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring spaces shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (i) 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 by TD;
 - (ii) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and the nearby public road; and
 - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
- (j) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the applied use is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024. While the implementation programme of NTN New Town is being formulated

under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, subject to the land use planning in the P&E Study, the applied use may need to be vacated for the site formation works.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

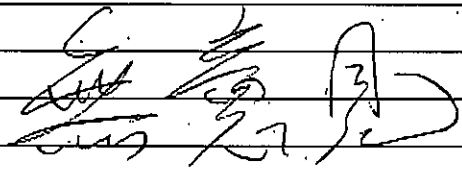
By e-mail : tpbpd@pland.gov.hk

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

A/NE-TKL/802

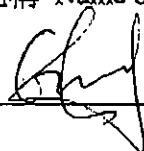
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date

2025.6.26