

2025年 7月 2 8日

此文件在 收到·城市規劃委員會
只會在此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 28 JUL 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-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

2501639 2/7
By Post

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / NE - TK / 839
	Date Received 收到日期	28 JUL 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)

Tsang Sau Keung 曾壽強

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)

不適用

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)	丈量約第 23 約地段 455 號 A 分段餘段。
(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 536 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)	不適用 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	S/NE - TK/19
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR
(f) Current use(s) 現時用途	農業草地 <small>(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)</small>

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 ... 7 月 14 ... 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 1 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
2	DD23 Lot 455 S.A.R.P	16-07-2025

(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	
<p>(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)</p>	
<p>(a) Proposed use(s)/development 擬議用途/發展</p>	<p>臨時私人停車場， (只限私家車)為期3年。</p> <p>(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)</p>
<p>(b) Effective period of permission applied for 申請的許可有效期</p>	<p><input checked="" type="checkbox"/> year(s) 年 3年</p> <p><input type="checkbox"/> month(s) 個月</p>
<p>(c) Development Schedule 發展細節表</p> <p>Proposed uncovered land area 擬議露天土地面積 536sq.m <input checked="" type="checkbox"/> About 約</p> <p>Proposed covered land area 擬議有上蓋土地面積sq.m <input type="checkbox"/> About 約</p> <p>Proposed number of buildings/structures 擬議建築物/構築物數目</p> <p>Proposed domestic floor area 擬議住用樓面面積sq.m <input type="checkbox"/> About 約</p> <p>Proposed non-domestic floor area 擬議非住用樓面面積sq.m <input type="checkbox"/> About 約</p> <p>Proposed gross floor area 擬議總樓面面積sq.m <input type="checkbox"/> About 約</p> <p>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)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	
<p>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</p> <p>Private Car Parking Spaces 私家車車位 9</p> <p>Motorcycle Parking Spaces 電單車車位 1</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 1</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 1</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 1</p> <p>Others (Please Specify) 其他 (請列明) 1</p> <p>.....</p>	
<p>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</p> <p>Taxi Spaces 的士車位</p> <p>Coach Spaces 旅遊巴車位</p> <p>Light Goods Vehicle Spaces 輕型貨車車位</p> <p>Medium Goods Vehicle Spaces 中型貨車車位</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位</p> <p>Others (Please Specify) 其他 (請列明)</p> <p>.....</p>	

Proposed operating hours 擬議營運時間 星期一至日 (包括公眾假期), 24小時																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	<p>Yes 是 <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 汀角路洞梓路入</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p>No 否 <input type="checkbox"/></p>																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																															
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<p>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)</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 checked="" 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>No 否 <input checked="" type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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"/>																													

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
--	--

(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input 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 type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

致規劃署專員，

謝謝你們的回信【來函檔號：PD TP 1/59/1 (L)】。

明白你們的考量關於交通，環境和消防安全。這些我們都付合要求，請允許申請通過。

謝謝！

申請理由：

申請地點涉及私人土地，不涉及官地。申請地點是新界汀角丈量約第23約地段455號H段餘段(部分)。

1. 由於新界鄉交地方偏遠，而船灣洞梓路幾條村落附近也沒有公共泊車場停泊。現需申請地點455號H分段餘段(部分)加設9個臨時私人停車位，加上每一個車位尺寸，該位置不會對交通帶來負擔，望批准。
2. 申請地點主要提供屋苑居民使用為主，不會對周邊環境、原有的排水、供水設施或任何斜坡做成影響。
3. 有關此項申請，本人已廣泛向屋苑居民徵詢，均無反對意見。
4. 本人會負責保養申請地點並承諾積極與政府各部門溝通合作，遵守守則，務求令申請地點的用途獲得批准，不會對周圍環境及交通帶來額外影響。
5. 之前試過涉及填土，挖土工程，已經根據檢控組指示，回復之前土地原貌，今次申請不會涉及任何填土及挖土工程。

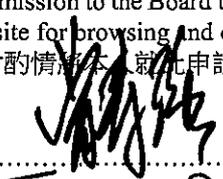
8. Declaration 聲明

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這宗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


Tsang San Keung

不適用

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

不適用

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

Date 日期

16-07-2025

(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。

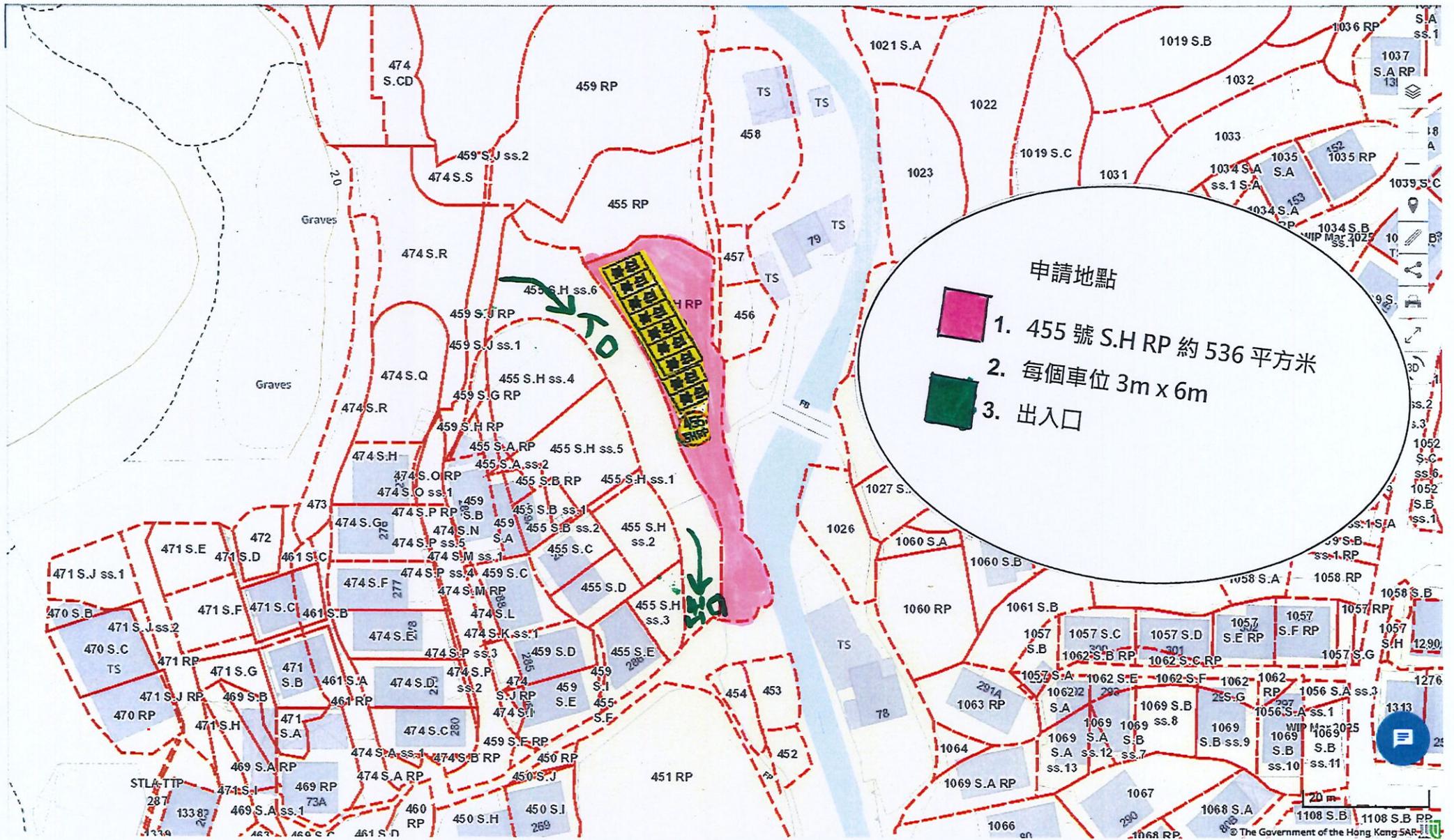
Gist of Application 申請摘要	
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning 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	份 大量約第23約地段: 455號H分段餘段
Site area 地盤面積	536 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	汀角分區計劃大綱核准圖編號 S/NE-TK/19
Zoning 地帶	農業
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時私人停車場 (只限私家車) 為期3年。

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	不適用	
	Non-domestic 非住用	不適用	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	不適用	
		<input type="checkbox"/> (Not more than 不多於) m 米	
	Non-domestic 非住用	不適用	
		<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	<input type="checkbox"/> About 約		%
			<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		9
	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)		9
		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 type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<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"/>
<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。



大約 536 平方米.

Lay out plan

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Charlotte Tsz Wing WUN/PLAND

寄件者: Tsang Phoebe
寄件日期: 2025年07月30日星期三 12:01
收件者: Charlotte Tsz Wing WUN/PLAND
主旨: Fwd: DD23 Lot 455 S.H RP
附件: DD23 Lot455 S.H RP..pdf

類別: Internet Email

溫小姐你好！

我們已經修改好了地圖。

請打開附件查看。

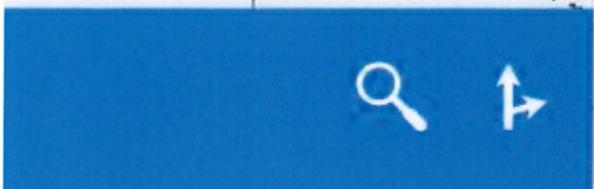
如有不適合的地方要修改，請通知我。

萬分感激！

謝謝你！

曾小姐

Mr.Tsang



申請地點

- 1. 455號 S.H RP 約536平方米
- 車位 2. 每個車位 3m x 6m
- 3. 私家路
- 4. 政府路

洞梓路

大約536平米

LAYOUT PLAN



致規劃署專員，

謝謝你們的回信【來函檔號：PD TP 1/59/1 (L) 】。

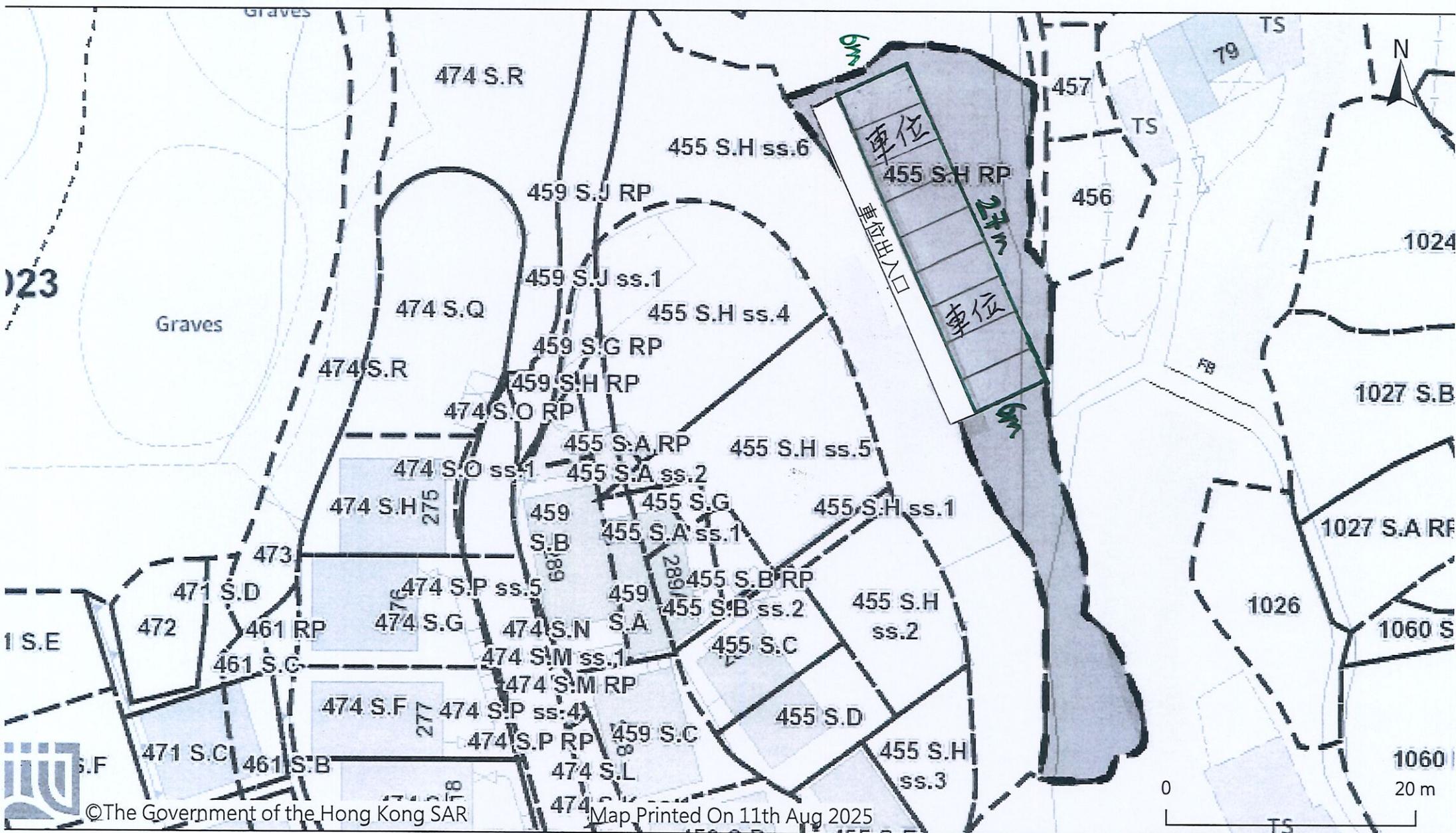
明白你們的考量關於 交通，環境和消防安全。這些我們都付合要求，請允許申請通過。

謝謝！

申請理由：

申請地點涉及私人土地，不涉及官地。申請地點是新界汀角丈量約第23約地段455號H段餘段(部分)。

1. 由於新界鄉交地方偏遠，而船灣洞梓路幾條村落附近也沒有公共泊車場停泊。現需申請地點455號H分段餘段(部分) 加設9個臨時私人停車位，加上每一個車位尺寸，該位置不會對交通帶來負擔，望批准。
2. 申請地點主要提供屋苑居民使用為主，不會對周邊環境、原有的排水、供水設施或任何斜坡做成影響。
3. 有關此項申請，本人已廣泛向屋苑居民徵詢，均無反對意見。
4. 本人會負責保養申請地點並承諾積極與政府各部門溝通合作，遵守守則，務求令申請地點的用途獲得批准，不會對周圍環境及交通帶來額外影響。
5. 本人已得到地圖處綠色私家路的業權同意使用。
6. 土地擁有人買入前後沒有涉及填土，挖土工程。2021年3月之前的土地變更，涉及填土工程與土地擁有人無關。今次申請不會涉及任何填土及挖土工程。



Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Charlotte Tsz Wing WUN/PLAND

寄件者: Tsang Phoebe
寄件日期: 2025年08月22日星期五 10:21
收件者: Charlotte Tsz Wing WUN/PLAND
主旨: Re: Planning Application No. A/NE-TK/839 - Departmental Comments
附件: 申請理由.pdf

類別: Internet Email

Dear Charlotte,

Thank you for your phone call.
Please find attached revised paper for the 9 parking spaces.

Thanks and Best regards,
Phoebe
CC: Mr.Tsang

致規劃署專員，

謝謝你們的回信【來函檔號：PD TP 1/59/1 (L) 】。

明白你們的考量關於 交通，環境和消防安全。這些我們都付合要求，請允許申請通過。

謝謝！

申請理由：

申請地點涉及私人土地，不涉及官地。申請地點是新界汀角丈量約第23約地段455號H段餘段(部分)。

1. 由於新界鄉交地方偏遠，而船灣洞梓路幾條村落附近也沒有公共泊車場停泊。現需申請地點455號H分段餘段(部分) 加設9個臨時私人停車位，加上每一個車位尺寸，該位置不會對交通帶來負擔，望批准。
2. 申請地點主要提供屋苑居民使用為主，不會對周邊環境、原有的排水、供水設施或任何斜坡做成影響。
3. 有關此項申請，本人已廣泛向屋苑居民徵詢，均無反對意見。
4. 本人會負責保養申請地點並承諾積極與政府各部門溝通合作，遵守守則，務求令申請地點的用途獲得批准，不會對周圍環境及交通帶來額外影響。
5. 本人已得到地圖處綠色私家路的業權同意使用。
6. 土地擁有人買入前後沒有涉及填土，挖土工程。2021年3月之前的土地變更，涉及填土工程與土地擁有人無關。今次申請不會涉及任何填土及挖土工程。
7. 車請9個臨時私人停車位的位置係北面，而南面牽涉行人路及河邊不會有任何改動，我們整塊地也不會改動或移除植被。

Urgent Return receipt Expand Group Restricted Prevent Copy

主旨: Re: Planning Application No. A/NE-TK/839 - Departmental Comments

From: Tsang Phoebe
Sent: Wednesday, September 3, 2025 11:42 AM
To: Charlotte Tsz Wing WUN/PLAND
Subject: Re: Planning Application No. A/NE-TK/839 - Departmental Comments

Dear Charlotte,

Please find attached revised paper for the 9 parking spaces.

Thanks and Best Regards,
Phoebe
CC: Mr. Tsang

致規劃署專員，

謝謝你們的回信【來函檔號：PD TP 1/59/1 (L) 】。

明白你們的考量關於 交通，環境和消防安全。這些我們都付合要求，請允許申請通過。謝謝！

申請理由：

申請地點涉及私人土地，不涉及官地。申請地點是新界汀角丈量約第23約地段455號H段餘段(部分)。

1. 由於新界鄉交地方偏遠，而船灣洞梓路幾條村落附近也沒有公共泊車場停泊。現需申請地點455號H分段餘段(部分) 加設9個臨時私人停車位，加上每一個車位尺寸，該位置不會對交通帶來負擔，望批准。
2. 申請地點主要提供屋苑居民使用為主，不會對周邊環境、原有的排水、供水設施或任何斜坡做成影響。
3. 有關此項申請，本人已廣泛向屋苑居民徵詢，均無反對意見。
4. 本人會負責保養申請地點並承諾積極與政府各部門溝通合作，遵守守則，務求令申請地點的用途獲得批准，不會對周圍環境及交通帶來額外影響。
5. 本人已得到地圖處綠色私家路的業權同意使用。
6. 土地擁有人買入前後沒有涉及填土，挖土工程。2021年3月之前的土地變更，涉及填土工程與土地擁有人無關。今次申請不會涉及任何填土及挖土工程。
7. 申請9個臨時私人停車位的位置係北面，而南面牽涉行人路及河邊不會有任何改動，我們整塊地也不會改動或移除植被。
8. 現有河堤3米範圍內不會有任何臨時的或永久的構築物。
9. 不會影響河流或者河堤的任何一部分。

Previous Application

Rejected Application

Application No.	Proposed Use(s)/Development(s)	Date of Consideration	Rejection Reasons
A/NE-TK/739	Temporary Private Vehicle Park (Private Cars Only) with Pedestrian and Vehicular Access for a Period of Three Years and Filling of Land	28.1.2022	R1 and R2

Rejection Reasons

- R1. The development is not in line with the planning intention of the “Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the current submission for a departure from the planning intention, even on a temporary basis.
- R2. The applicant fails to demonstrate in the submission that the development would not result in adverse landscape impacts on the area.

Similar Application

Rejected Application

Application No.	Proposed Use(s)/Development(s)	Date of Consideration	Rejection Reasons
A/NE-TK/740	Proposed Temporary Private Vehicle Park (Private Cars and Light Goods Vehicles Only) for a Period of Three Years	13.5.2022 (on review)	R1 and R2

Rejection Reasons

- R1. The proposed use is not in line with the planning intention of the “Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the current submission for a departure from the planning intention, even on a temporary basis.
- R2. The applicant fails to demonstrate in the submission that the proposed use would not result in adverse landscape impacts on the area.

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 application site (the Site) comprises two Old Schedule Agricultural Lot 455 S.H RP in D.D. 23 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access thereto; and
- his advisory comments are at **Appendix V**.

2. Traffic

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

- no adverse comment on the application; and
- his advisory comments are at **Appendix V**.

3. Landscape

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo of 2025, the Site is situated in an area of urban peripheral village landscapes character comprising low rise residential development, village houses, car parks, vegetated area and clusters of trees. The proposed use is considered not incompatible with the landscape character of its surroundings;
- based on the site photos taken on 7.8.2025, the Site is largely vacant and filled, and currently used as a vehicular road. No sensitive landscape resources are observed within the Site. Significant adverse landscape impact on the existing landscape resources arising from the proposed use is not anticipated; and
- her advisory comments are at **Appendix V**.

4. **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**.

5. **Drainage**

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

- approval condition(s) on submission and implementation of drainage proposal for the Site are recommended to ensure that it will not cause adverse drainage impact to the adjacent areas; and
- her advisory comments are at **Appendix V**.

6. **Fire Safety**

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

- no specific comment on the application and the inclusion of fire safety-related approval conditions is deemed not necessary.

7. **Other Departments**

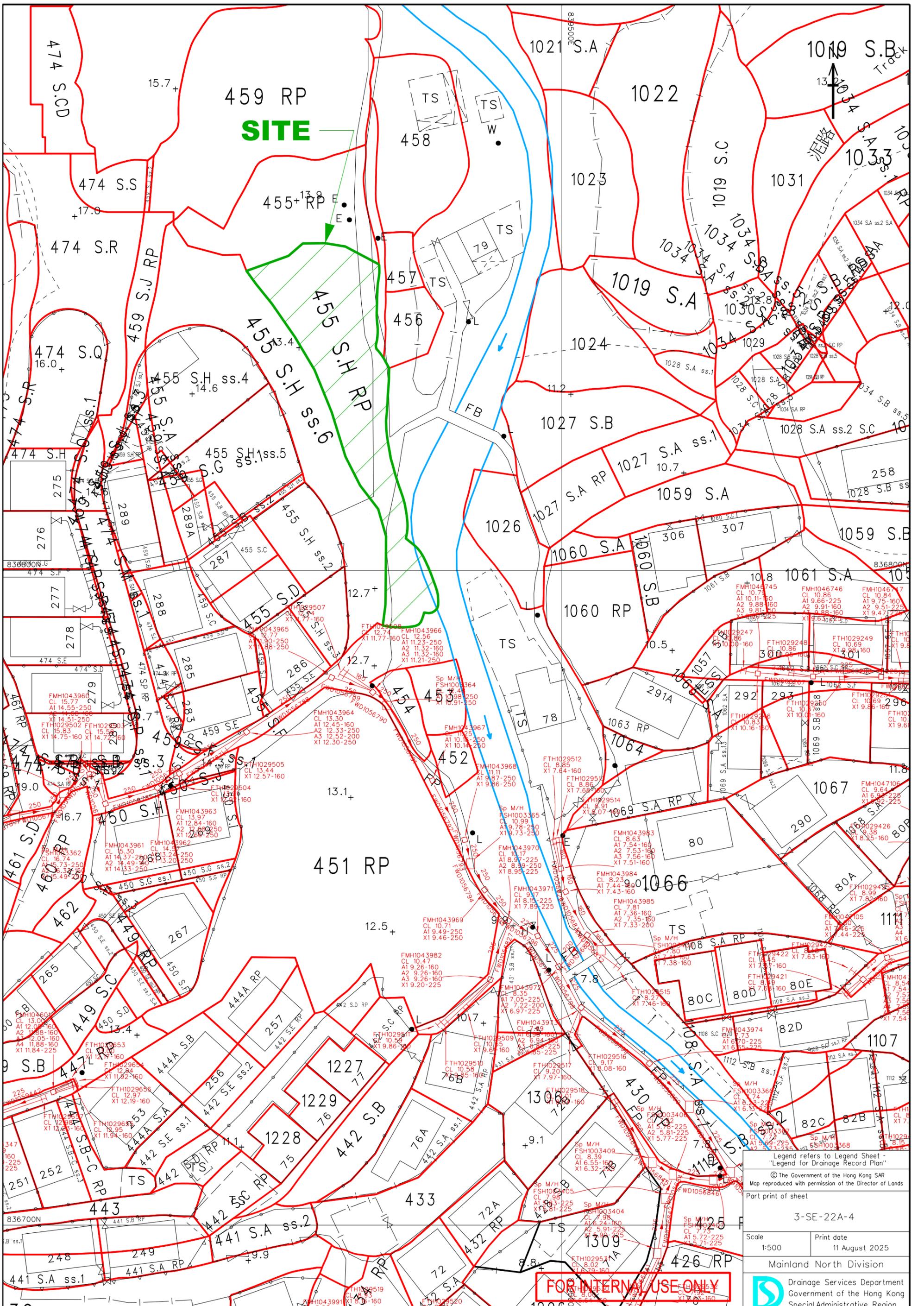
The following departments have no objection to/no comment on the application:

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- 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) failure to reinstate the application site (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;
- (b) to resolve any land issue relating to the development with other concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
 - (i) the lot owners shall apply to his office for a Short Term Waiver (STW) if they wish to erect structures on the Site. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered;
 - (ii) the applicant will likely make use of the adjoining Government land (GL) as vehicle access to and from Tung Tsz Road. The maintenance and management responsibility of the said GL and any other GL leading to the Site should be sorted out with relevant government departments, prior to the use of access purpose. Moreover, access to the Site may also fall on adjoining private lots all in D.D. 23. The applicant should sort out the relevant issues with the lot owners concerned; and
 - (iii) there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access thereto;
- (d) to note the comments of the Commissioner for Transport (C for T) that the land status, management and maintenance responsibilities of the areas should be clarified with the relevant lands and maintenance authorities accordingly in order avoid potential land disputes;
- (e) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) the access road connecting the Site with Tung Tsz Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Tung Tsz Road;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the applicant is advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;

- (g) to note the comments of the Director of Environmental Protection (DEP) that the applicant is reminded to follow the relevant mitigation measures and requirements in Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites and to meet the statutory requirements under relevant pollution control ordinances; and
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the proposed private vehicle park shall not adversely affect the flow of stream course and shall not cause flooding risk to the adjacent areas. No structure shall be erected temporarily or permanently within 3m from the top of the existing river embankment and the existing embankment shall not be altered nor the existing stream course shall not be narrowed;
 - (ii) there is no existing DSD maintained public drain available for connection in the area. The applicant should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and rectify the systems if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the systems;
 - (iii) there are existing public sewers in the vicinity of the Site. The drainage record plan is at **Attachment 1** for ease of reference; and
 - (iv) 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.



Legend refers to Legend Sheet -
"Legend for Drainage Record Plan"

© The Government of the Hong Kong SAR
Map reproduced with permission of the Director of Lands

Part print of sheet

3-SE-22A-4

Scale	Print date
1:500	11 August 2025

Mainland North Division

Drainage Services Department
Government of the Hong Kong
Special Administrative Region

FOR INTERNAL USE ONLY

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

參考編號
Reference Number: 250811-105012-55524

提交限期
Deadline for submission: 26/08/2025

提交日期及時間
Date and time of submission: 11/08/2025 10:50:12

有關的規劃申請編號
The application no. to which the comment relates: A/NE-TK/839

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Lam Choi Har

意見詳情
Details of the Comment :

The proposed temporary private vehicle park at Lot 455 S.H RP in D.D. 23, Po Sam Pai, Ting Kok, Tai Po aims to ease local parking congestion by providing a designated space for private cars. Its accessible location near residential areas makes it suitable without impacting public amenities or the environment. Limited to three years, the proposal offers a practical short-term solution that supports orderly development and improves traffic conditions.

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

參考編號
Reference Number: 250818-105745-20456

提交限期
Deadline for submission: 26/08/2025

提交日期及時間
Date and time of submission: 18/08/2025 10:57:45

有關的規劃申請編號
The application no. to which the comment relates: A/NE-TK/839

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Lau Ki Fung

意見詳情
Details of the Comment :

致有關政府部門：

本人謹就新界汀角地段455號H段設置臨時停車位之申請，懇切表達支持。磡頭角村 長期面臨私家車泊位嚴重短缺之困，每每驅車探訪村中年邁長輩，常需耗費良久尋覓車位，見長者冒雨于路旁久候，實感憂心。

該申請地段現為閒置農地，用以設置臨時停車位，既無礙交通要道，亦可善用土地資源。此舉不僅能紓解村民日常出入之不便，更為探訪家屬提供便利，尤顯惠民務實。

殷盼貴部門體察鄉郊實際需求，予以批准此民生之請，使荒置土地得盡其所用。

2

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

參考編號
Reference Number: 250818-195958-50212

提交限期
Deadline for submission: 26/08/2025

提交日期及時間
Date and time of submission: 18/08/2025 19:59:58

有關的規劃申請編號
The application no. to which the comment relates: A/NE-TK/839

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 張

意見詳情
Details of the Comment :

To Whom It May Concern,
Subject: Strong Support for the Use of Land Lot 455 S.H RP in D.D. 23, Po Sam Pai, Ting Kok, Tai Po, New Territories for Private Car Parking
I am writing to express my unequivocal and strong support for the proposal to utilize the land Lot 455 S.H RP in D.D. 23, Po Sam Pai, Ting Kok, Tai Po, New Territories for the purpose of private car parking.
This development is crucial for the local community, as it will address the ongoing parking shortages in the area, improve traffic flow, and provide much-needed secure parking facilities for residents and visitors. The proper use of this land for private parking will contribute significantly to the convenience, safety, and overall enhancement of the local environment.
I firmly believe that this initiative will bring positive impacts to the community and support its sustainable development. I strongly advocate for the approval and implementation of this project.
Thank you very much for your consideration and support.
Sincerely,

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

參考編號
Reference Number: 250818-184556-54714

提交限期
Deadline for submission: 26/08/2025

提交日期及時間
Date and time of submission: 18/08/2025 18:45:56

有關的規劃申請編號
The application no. to which the comment relates: A/NE-TK/839

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 楊志光

意見詳情
Details of the Comment :

To Whom It May Concern,

Subject: Unreserved and Strong Support for the Use of Land Lot 455 S.H RP in D.D. 23, Po Sam Pai, Ting Kok, Tai Po, New Territories for Private Car Parking

I am writing to passionately and unequivocally express my full support for the proposal to designate the land Lot 455 S.H RP in D.D. 23, Po Sam Pai, Ting Kok, Tai Po, New Territories for use as private car parking.

The pressing need for additional parking facilities in this area cannot be overstated. This project is vital for alleviating the severe parking shortages, easing traffic congestion, and improving the quality of life for residents, visitors, and local businesses. Approving this development will be a decisive step towards addressing these urgent issues and promoting the sustainable growth of our community.

I strongly urge the relevant authorities to prioritize and support this initiative without hesitation. The benefits far outweigh any concerns, and this land should be confidently dedicated to serve the practical needs of the community.

I stand firmly behind this proposal and encourage swift action to facilitate its implementation. Let's work together to bring much-needed relief and progress to our neighborhood.

Thank you for your attention and decisive support.

Sincerely,
Matt

4

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

參考編號
Reference Number: 250819-121225-11163

提交限期
Deadline for submission: 26/08/2025

提交日期及時間
Date and time of submission: 19/08/2025 12:12:25

有關的規劃申請編號
The application no. to which the comment relates: A/NE-TK/839

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 楊志光

意見詳情
Details of the Comment :

To Whom It May Concern,
Subject: Strong Support for the Use of Land Lot 455 S.H RP in D.D. 23, Po Sam Pai, Ting Kok, Tai Po, New Territories for Private Car Parking
I am writing to express my unequivocal and strong support for the proposal to utilize the land Lot 455 S.H RP in D.D. 23, Po Sam Pai, Ting Kok, Tai Po, New Territories for the purpose of private car parking.
This development is crucial for the local community, as it will address the ongoing parking shortages in the area, improve traffic flow, and provide much-needed secure parking facilities for residents and visitors. The proper use of this land for private parking will contribute significantly to the convenience, safety, and overall enhancement of the local environment.
I firmly believe that this initiative will bring positive impacts to the community and support its sustainable development. I strongly advocate for the approval and implementation of this project.
Thank you very much for your consideration and support.
Sincerely,
Matt

4
附加

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

參考編號
Reference Number: 250818-231511-79898

提交限期
Deadline for submission: 26/08/2025

提交日期及時間
Date and time of submission: 18/08/2025 23:15:11

有關的規劃申請編號
The application no. to which the comment relates: A/NE-TK/839

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 孔宇軒

意見詳情
Details of the Comment :

To Whom It May Concern,
Subject: Support for the Use of Land Lot 455 S.H RP in D.D. 23, Po Sam Pai, Ting Kok, Tai Po, New Territories for Private Car Parking
I am writing to express my support for utilizing the land Lot 455 S.H RP in D.D. 23, Po Sam Pai, Ting Kok, Tai Po, New Territories for the purpose of private car parking.
This initiative will greatly benefit the local community by providing designated parking spaces, reducing street congestion, and ensuring the efficient use of available land in the area. Properly managed private parking can also enhance security and convenience for residents and visitors alike.
I fully support this proposal and believe that it will contribute positively to the development of the local area.
Thank you for considering this request.

5

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

參考編號

Reference Number:

250818-231644-43025

提交限期

Deadline for submission:

26/08/2025

提交日期及時間

Date and time of submission:

18/08/2025 23:16:44

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TK/839

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 孔宇軒

意見詳情

Details of the Comment :

To Whom It May Concern,

Subject: Support for the Use of Land Lot 455 S.H RP in D.D. 23, Po Sam Pai, Ting Kok, Tai Po, New Territories for Private Car Parking

I am writing to express my support for utilizing the land Lot 455 S.H RP in D.D. 23, Po Sam Pai, Ting Kok, Tai Po, New Territories for the purpose of private car parking.

This initiative will greatly benefit the local community by providing designated parking spaces, reducing street congestion, and ensuring the efficient use of available land in the area. Properly managed private parking can also enhance security and convenience for residents and visitors alike.

I fully support this proposal and believe that it will contribute positively to the development of the local area.

Thank you for considering this request.

=5

From:
Sent: 2025-08-23 星期六 04:54:34
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-TK/839 DD23 Po Sam Pai, Ting Kok

6

From:
To:
Date: Saturday, 23 August 2025 4:15 AM HKT
Subject: A/NE-TK/839 DD23 Po Sam Pai, Ting Kok

A/NE-TK/839

Lot 455 S.H RP in D.D. 23, Po Sam Pai, Ting Kok, Tai Po

Site area: About 536sq.m

Zoning: "Agriculture"

Applied use: 9 Private Vehicle Park

Dear TPB Members,

This is part of 739 rejected 28 Jan 2022, as was a subsequent application 757 for the other section of the footprint.

There is no justification to deviate from those rejections.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 28 December 2021 2:08 AM CST
Subject: A/NE-TK/739 DD23 Po Sam Pai

A/NE-TK/739

Lots 455 S.H ss.6, 455 S.H RP (Part) and 455 RP (Part) in D.D. 23, Po Sam Pai, Ting Kok

Site area: About 1,046sq.m

Zoning: "Agriculture"

Applied use: 9 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong objections. 1,000sq.m to park NINE cars????

The intention is clearly to fill in the land. Note no data on extent of filling.

This is a Destroy to Build application and members should reject it outright.

Mary Mulvihill