

2025年 9月 2 9日

Appendix I of RNTPC
Paper No. A/SK-TLS/69

此文已收到
收到。城市規劃委員會
此文件已收到

29 SEP 2025

This document is received on _____
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

2502173

19/9

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/SK-TLS/69
	Date Received 收到日期	29 SEP 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)

TRENDEEP INVESTMENT LIMITED

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)

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)	DD 401 LOT 329 Part
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 30 sq.m 平方米 ☒ About 約 ☐ Gross floor area 總樓面面積 sq.m 平方米 ☐ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	 sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/SK - 7L 5/10
(e) Land use zone(s) involved 涉及的土地用途地帶	乡村式發展
(f) Current use(s) 現時用途	車位

(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 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

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	臨時私人停車場, 只供私家車 為期3年 (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年 3 ☐ 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 ☐ About 約 Proposed covered land area 擬議有上蓋土地面積 30sq.m ☒ About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 1 Proposed domestic floor area 擬議住用樓面面積sq.m ☐ About 約 Proposed non-domestic floor area 擬議非住用樓面面積sq.m ☐ About 約 Proposed gross floor area 擬議總樓面面積sq.m ☐ 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) 有蓋停車位 (一層)		
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 Private Car Parking Spaces 私家車車位 2 每個 2.5m x 5m 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

M - SUNDAY 24 hrs (Including Public Holiday)
 MONDAY

(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	☒ 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)) 小路通往馬油士唐路
	No 否	☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) ☐

(e) Impacts of Development Proposal 擬議發展計劃的影響
 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)

(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情
	No 否	☒

(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	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約
	No 否	☒

(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 ☐	No 不會 ☒
	On traffic 對交通	Yes 會 ☐	No 不會 ☒
	On water supply 對供水	Yes 會 ☐	No 不會 ☒
	On drainage 對排水	Yes 會 ☐	No 不會 ☒
	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒
	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒
	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒
	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒
	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒
	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒

	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)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(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	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ 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	☐ year(s) 年 ☐ 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。

(1) 申請在 DD 401 上，因需油塘
 缺車位，長者路途，出入困難

(2) 因路高低不平，往療養，醫院
 並叫 TAXI 不來。

(3) 上述無任何環境破壞
 無影響去來水路途出入

(4) 車位為馬油塘村民需要

(5) 今次申請，不會涉及
 任何填土，擋土工程。

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

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
Others 其他

For and on behalf of
TRENDEEP INVESTMENT LIMITED
輝實投資有限公司

on behalf of
代表

TRENDEEP INVESTMENT LIMITED

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

Authorized Signature(s)

Date 日期

18/9/2025

(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	DD 401 Lot 329 Part.
Site area 地盤面積	30 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)
Plan 圖則	S/SK - T1S/10
Zoning 地帶	✓
Type of Application 申請類別	☒ 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 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____  ☐ 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 ☐ Year(s) 年 _____ ☐ 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

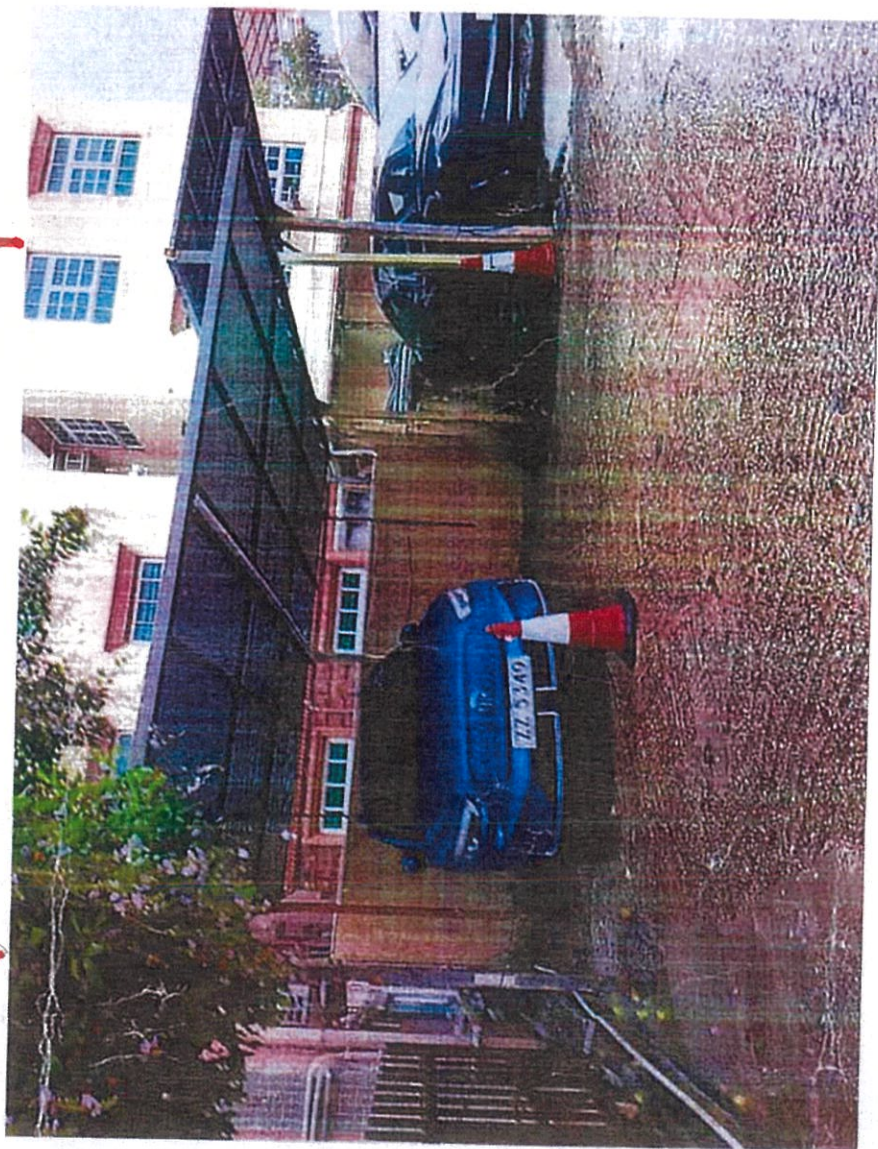
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	2.6	☒ (Not more than 不多於) m 米
		1	☒ (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	100 % ☐ 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		2
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		2
(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 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) _____ _____		

	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	☒	☐
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☒	☐
位置圖		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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。

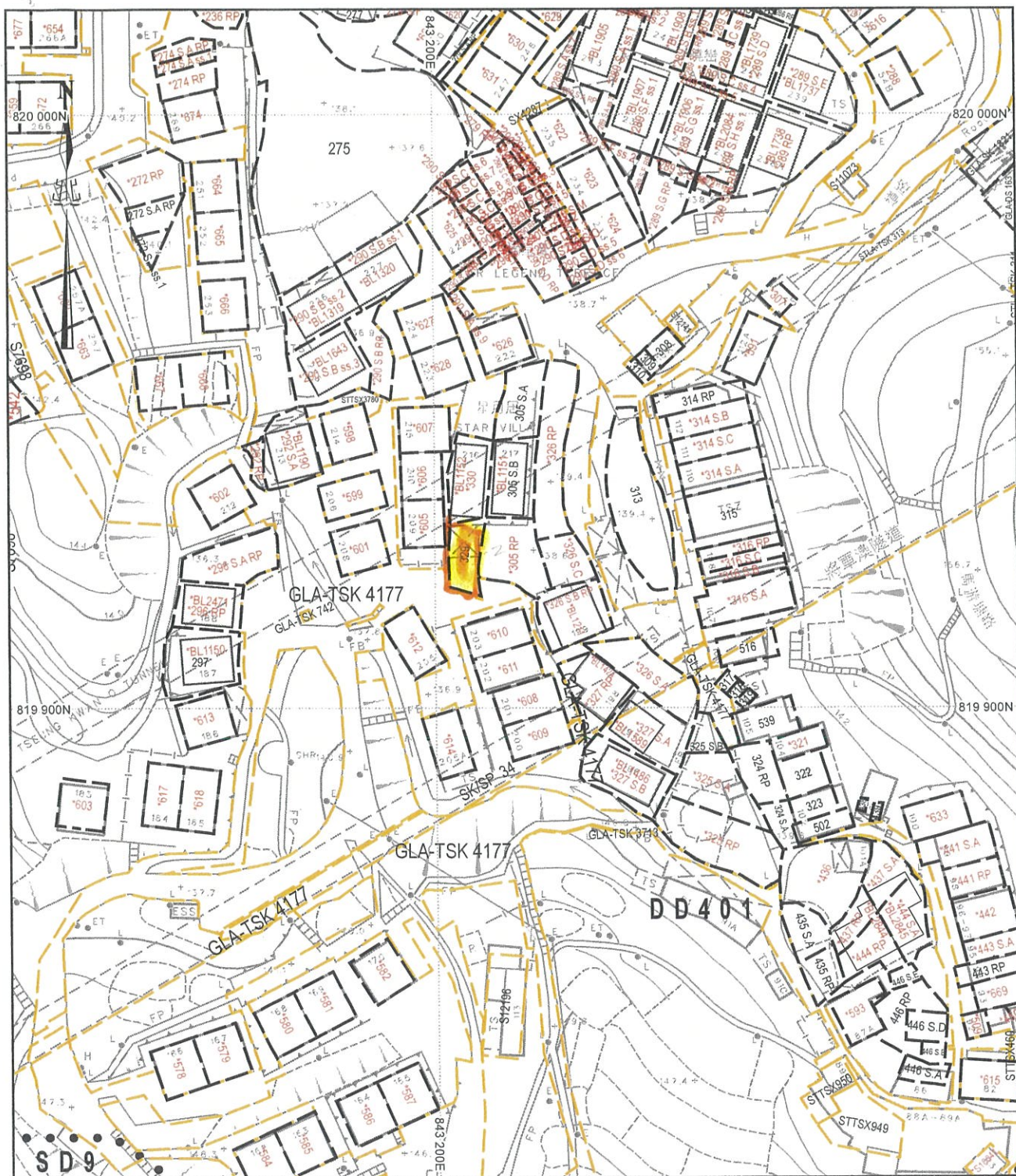


申請範圍



地段索引圖 LOT INDEX PLAN

申請地段



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000



Locality : _____

Lot Index Plan No. : LIP1630201P

District Survey Office : Lands Information Center

Date : 25-Aug-2025

Reference No. : 11-NE-19B

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SMO-P01 20250825112712 10

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Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.
Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



布局圖



每個停車位
(2.5 M X 5 M)

TSEUNG KWAN O

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

From: [REDACTED]
Sent: Monday, November 10, 2025 9:50 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: 規劃申請編號 A/SK-TLS/69

Dear Eric,

Following the query in the below email:

- Please provide justification to demonstrate that the car park is intended for private vehicle park but not public vehicle park.

It is confirmed that the car park is intended for private purposes only.

Regards,
Mr Pang

From: [REDACTED]
Sent: Monday, November 10, 2025 9:06 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Fw: 規劃申請編號 A/SK-TLS/69

Dear Eric,

Here are the files in relation to the subject matter with Land Department and Transport Department, respectively.



RtC_Transport Department_20251110.pdf



RtC_Lands Department_20251110.pdf

Regards,

Mr Pang

RE: 規劃申請編號A/SK-TLS/69

Queries from Transport Department

1. Please demonstrate the smooth maneuvering of vehicles accessing and leaving the parking spaces; and

2. Please note the local village track adjacent to the application site is not managed by TD.

Hereby confirmed and acknowledged :-



Applicant : Pang Kwok Chiu
On behalf of Trendeep Investments Limited

Date : 10 November 2025

Applicant's replies

It is confirmed that the carpark (with 2 spaces) has been in operation from 2020 and vehicles can safely manouvre throughout this period.

also, the Applicant has further conducted site trial and submitted electronic files of video recording.

It is confirmed the Applicant will commit to follow up with the management party for access road matters.

規劃申請編號 A/SK-TLS/69



























































































































RE: 規劃申請編號A/SK-TLS/69

Queries from Land Department

1. The Application Site is Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;

2. This office's warning letter dated 4.2.2013 against a metal shed was registered in the Land Registry on 19.4.2013. We also found a metal shed erected on the Site during their recent inspection. Therefore, the applicant should immediately rectify the lease breach and his office reserves the rights to take necessary lease enforcement action against the breach without further notice;

3. The applicant did not indicate the vehicular access in respect of the Site. The applicant should therefore sort out the right-of-way issue and maintenance issue (if any) with the parties concerned. The applicant should note that there is no guarantee to the grant of a right of way over Government land to the Site or approval of emergency vehicular access thereto. In case any Government land is found to have been unlawfully occupied or excavated, enforcement action in accordance with the Land (Miscellaneous Provisions) Ordinance (Cap. 28) will be taken by the Government; and

4. Should planning approval be given to the subject planning application, the owner of the lot without Short Term Waiver (STW) will need to apply to his office for a STW to permit the structures to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for erection of temporary structures will be considered. The application will be considered by the LandsD acting in capacity as landlord at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions as may be imposed by LandsD including the payment of fee as considered appropriate.

Applicant's replies

Noted

We are aware of metal shed as an improper fixture erected on the Site.

We expect to apply for short-term waiver upon the successful approval to this application.

A right-of-way is granted by 村公所 (Ma Yau Tong Village Office)

It is considered as temporary structure and subject to terms and conditions imposed by LandsD

Government Departments' General Comments

1. Traffic

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

- (a). no comment on the application; and
- (b). advisory comments are detailed at **Appendix III**.

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

- (a). no comment on the application from highways maintenance point of view; and
- (b). advisory comments are detailed at **Appendix III**.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- (a). in view of the nature and scale of the temporary use, no adverse environmental impact is anticipated and therefore he has no objection to the planning application.

3. Drainage

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

- (a). no objection in principle to the application;
- (b). should the application be approved by the Town Planning Board, approval conditions requesting the applicant to submit drainage assessment proposal and the associated drainage measures to deal with the surface runoff within or in the vicinity the Site to his satisfaction should be incorporated; and
- (c). advisory comments are detailed at **Appendix III**.

4. Fire Safety

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

- (a). no objection in principle to the proposal subject to fire service installations and water supplies for firefighting being provided to the satisfaction of the D of FS; and
- (b). advisory comments are detailed at **Appendix III**.

5. **Landscape**

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

- (a). according to the site photos in October 2025, the Site is situated in an area of village area predominated by village houses. Also, no existing trees is observed. No particular adverse landscape impact from the applied use is anticipated and no comment to the application from the landscape planning perspective; and
- (b). advisory comments are detailed at **Appendix III**.

6. **Building Matters**

Comments of the Chief Building Surveyor/New Territories East (2) and Rail, Buildings Department (CBS/NTE2&Rail, BD):

- (a). no objection to the application; and
- (b). advisory comments are detailed at **Appendix III**.

7. **Other Departments**

The following government departments have no comment on the application:

- Director of Agriculture, Fisheries and Conservation;
- Head of Geotechnical Engineering Office, Civil Engineering and Development Department (CEDD);
- Chief Engineer/Construction, Water Supplies Department;
- Project Manager (East), CEDD; and
- District Officer (Sai Kung), Home Affairs Department.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the applied use with the Lands Department (LandsD) and the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Sai Kung, LandsD that:
 - (i) the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) her office's warning letter dated 4.2.2013 against a metal shed was registered in the Land Registry on 19.4.2013. She also found a metal shed erected on the Site during their recent inspection. Therefore, the applicant should immediately rectify the lease breach and his office reserves the rights to take necessary lease enforcement action against the breach without further notice;
 - (iii) the applicant did not indicate the vehicular access in respect of the Site. The applicant should therefore sort out the right-of-way issue and maintenance issue (if any) with the parties concerned. The applicant should note that there is no guarantee to the grant of a right of way over Government land to the Site or approval of emergency vehicular access thereto. In case any Government land is found to have been unlawfully occupied or excavated, enforcement action in accordance with the Land (Miscellaneous Provisions) Ordinance (Cap. 28) will be taken by the Government; and
 - (iv) should planning approval be given to the subject planning application, the owner of the lot without Short Term Waiver (STW) will need to apply to her office for a STW to permit the structures to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for erection of temporary structures will be considered. The application will be considered by the LandsD acting in capacity as landlord at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions as may be imposed by LandsD including the payment of fee as considered appropriate;
- (c) to note the comments of the Commissioner for Transport that the local village track adjacent to the Site is not managed by the Transport Department;
- (d) to note the comments of the Chief Highways Engineer/New Territories East, Highways Department (HyD) that the existing track leading to the Site falls outside the maintenance jurisdiction of HyD;
- (e) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department that adequate stormwater drainage facilities shall be proposed to deal with the surface runoff of the Site or the same flowing on to the Site from the adjacent areas, with a view to avoid causing any adverse drainage impact to the areas or nuisance to the adjoining areas;

- (f) to note the comments of the Director of Fire Services that:
 - (i) in consideration of the design/nature of the application, a Declaration Form for the Compliance of Fire Safety Requirement (**Annex I**) together with relevant FS251 certificate for approval shall be submitted;
 - (ii) if the application will involve erection of enclosed structure(s), the aforesaid Declaration Form will no longer be applicable while the relevant layout plans incorporated with proposed fire service installations (FSIs) should be submitted to his department for approval;
 - (iii) the submission of a completed Declaration Form alongside valid FS 251 certification will be considered equipment to compliance with the relevant approval conditions of submission of a FSIs proposal and the implementation of the FSIs; and
 - (iv) if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works including tree pruning, transplanting and felling. Approval for any proposed tree works from relevant department should be sought prior to the commencement of site works, if any; and
- (h) to note the comments of the Chief Building Surveyor/New Territories East (2) and Rail, Buildings Department (BD) that:
 - (i) if the existing structures are erected on leased land without approval of BD (not being a New Territories Exempted House), they are unauthorized under the Building Ordinance (BO) and should not be designated for any approved use under the application;
 - (ii) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are Unauthorized Building Works (UBWs) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (iii) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should be not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iv) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively; and
 - (v) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage.

Declaration Form for the compliance of Fire Safety Requirements**遵辦消防安全要求聲明表格**

This Declaration Form must be completed by the applicant or their authorized representative to confirm compliance with the fire safety requirements for the proposed site. The form must be submitted alongside the valid **FS 251 Certificate** issued by a Registered Fire Service Installations Contractor (RFSIC)

本聲明表格必須由申請人或其授權代表填寫，以確認擬議場地符合消防安全要求。此表格須連同由註冊消防裝置承辦商（RFSIC）發出的有效FS 251證書一併提交。

Section 1: Application Details**第一節：申請資料****1. Type of Application (Please select one) 申請類型（請選擇一項）**

- ☐ Short-Term Tenancy (Submit via Lands Department) 短期租約（透過地政總署提交）
- ☐ Short-Term Waiver (Submit via Lands Department) 短期豁免書（透過地政總署提交）
- ☐ Planning Application (Submit via Planning Department) 規劃申請（透過規劃署提交）

2. Application No. 申請編號**3. Application Site 申請地點****4. Name of Applicant 申請人名稱**

- ☐ Mr. 先生 / ☐ Mrs. 太太 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organization 機構

5. Name of Authorized Representative 授權代表名稱：

- ☐ Mr. 先生 / ☐ Mrs. 太太 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organization 機構

Section 2: Declaration of Site Usage**第二節：場地用途聲明**

I/We, hereby declare本人 / 我們謹此聲明：

6. The site ^[Note 1] does not / will not involve the erection of enclosed structure, excluding:
申請中的地點^[附註1]現時並無 / 日後亦不會涉及興建圍封構築物，除以下構築物外：

- Sheds open on two sides; and/or
兩側開放的有蓋結構；及 / 或
- Watchman's office and accommodation with a total gross floor area of less than 35 m².
保安辦公室及附屬設施，其總樓面面積小於35平方米

Section 3: Fire Service Installations and Equipment (FSI)**第三節：消防裝置及設備**

The following FSI have been provided at the site under application：

以下消防裝置及設備已於申請中的地點設置：

- **Number of Portable Fire Extinguishers ^[Note 2] 手提滅火器數量^[附註2]：**

- **Other FSI, if any. Please specify 其他消防裝置及設備（如有的話）。請列明：**

- **Attachment 附件**

☐ Valid FS 251 Certificate (attached herewith) 有效的FS 251證書（隨附於此）

Section 4: Undertaking and Declaration

第四節：承諾及聲明

I/We hereby expressly declare, confirm, acknowledge and agree that:

本人 / 我們謹此鄭重聲明、確認、承認及同意以下事項：

1. All information and particulars provided in this Declaration Form is true and accurate to the best of my/our knowledge. 本人/我們所提供的本聲明表格內的所有資料及細節，均屬真實及完整。
2. The personal data provided by me/us in this Declaration Form will be used by the Fire Services Department with the processing of my/our application. 本人/我們在本聲明表格中所提供的個人資料，將由消防處用於處理本人/我們的申請。
3. The Fire Services Department to disclose my/our personal data in this Declaration Form and the attached documents to such Government Departments and any other body, organization or person(s) as it may see fit at its absolute discretion to obtain such information which is deemed relevant to my/our application, whether on policy or any other grounds. 消防處可根據其絕對酌情權，將本聲明表格及隨附文件中本人/我們所提供的個人資料披露予其認為合適的政府部門及任何其他機構、組織或人士，以取得與本人/我們的申請相關（不論基於政策或其他理由）的資料。
4. The site under application complies with the condition stipulated in **Section 2** above. 申請中的地點符合上述第二節所列明的條件。

I/We understand if (i) I/We knowingly or willfully make any false statement or withhold any information, or other mislead the Government; or (ii) if I /We fail to comply with any provisions of this Declaration Form, the HKSAR Government shall be entitled to immediately invalidate this application, or it will render me liable to prosecution. 本人/我們明白，如 (i) 本人/我們明知或故意作出任何虛假陳述、隱瞞任何資料，或以其他方式誤導政府；或 (ii) 本人 / 我們未能遵守本聲明表格的任何條款，香港特別行政區政府有權即時取消此項申請，或使本人 / 我們可能被檢控。

Name of Applicant / Authorized Representative 申請人 / 授權代表姓名	Signature or Company Chop (if applicable) 簽署或公司印章 (如適用)	Date 日期

Notes 附註

1. [Note 1] [附註1]

This Declaration Form only applies to site usage under as outlined in **Section 2**. For all other conditions that fall outside this category, an **FSI Proposal** must be submitted for the compliance with the relevant fire safety requirements. 本聲明表格僅適用於第二節所列明的場地用途。如屬其他不屬於此範疇的情況，則必須提交消防裝置建議書，以符合相關消防安全要求。

2. [Note 2] [附註2]

- **Portable Fire Extinguisher Requirements 手提滅火器要求**

A suitable type of portable fire extinguisher shall be provided in locations where it is easily accessible in 適當位置須設有合適類型的手提滅火器，且該等設備須易於取用。

- **Calculating the Number of Fire Extinguishers Required 滅火器數量計算方法**

$No. of Fire Extinguishers Required = [Storage\ area\ (m^2)] \times [0.003]$

所需滅火器數量 = [儲物面積 (平方米)] × [0.003]

Example: For a storage area of 600m² 例子：如儲物面積為600平方米

$No. of Fire Extinguisher(s) Required = [600m^2] \times [0.003] = 1.8 \approx 2\ fire\ extinguishers$

所需滅火器數量 = [600平方米] × [0.003] = 1.8 ≈ 2 具滅火器