

2025年 8月 20日

Appendix I of RNTPC
Paper No. A/NE-LT/783A

此文件在 2025年 8月 20日 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 20 AUG 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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-LT/783
	Date Received 收到日期	20 AUG 2025

1. 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。
2. 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。
3. 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)

鍾文傑

鍾廣志

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)

WinLi Group Limited T/A WinLi Consulting Engineers

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)	Lot No.1036 SA, 1156, 1157 SA, 1165 RP (Part), 1168 SA and 1169 SA in DD19 Lam Tsuen San Tsuen, Tai Po, N.T.		
(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 1624 sq.m 平方米 <input 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)	0 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-LT/11
(e) Land use zone(s) involved 涉及的土地用途地帶	V-Zone (Village Type Development)
(f) Current use(s) 現時用途	臨時私人停車場 (只限私家車) (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
_____ 30/04/2025 (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 _____ 30/04/2025 (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（只限私家車）（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	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	1624	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	0	sq.m	<input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	0		
Proposed domestic floor area 擬議住用樓面面積	0	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	0	sq.m	<input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	0	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	46
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	0

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

Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	0
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	0

Proposed operating hours 擬議營運時間

星期一至日 (包括公眾假期), 24小時

<p>(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)) <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>
<p>(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。)</p>			
<p>(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 <input type="checkbox"/> <input type="checkbox"/> <input 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) <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 填土地面積 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 挖土地面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <input 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？</p>		On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> 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>
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<p>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期</p>	
<p>(a) Application number to which the permission relates 與許可有關的申請編號</p>	<p>A/ _____ / _____</p>
<p>(b) Date of approval 獲批給許可的日期</p>	<p>..... (DD 日/MM 月/YYYY 年)</p>
<p>(c) Date of expiry 許可屆滿日期</p>	<p>..... (DD 日/MM 月/YYYY 年)</p>
<p>(d) Approved use/development 已批給許可的用途／發展</p>	
	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p>
<p>(e) Approval conditions 附帶條件</p>	<p>Reason(s) for non-compliance: 仍未履行的原因： </p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
<p>(f) Renewal period sought 要求的續期期間</p>	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明)。

因為新村近年來發展迅速，人口不斷增加，大部份居民擁有私人車輛，車位需求非常急切。
但是完全沒有公眾泊車位，停泊車輛場地需求非常急切。
平時路旁的避車處和行人路上泊滿車輛，村民往來大埔市區步行進出都被逼走在車路上，
人車爭路驚險事故常有發生，尤其在晚上情況更為嚴重，曾經有消防車、救護車及大型車輛
入到村內，因為車輛阻塞通道，而無法掉頭行走。

為避免車輛泊滿在路旁避車處和行人路上阻塞交通，減少人車爭路意外，所以社新村應從
村民的請求，在新村“鄉村式發展區 (Village-Type Development Zone)”範圍內已荒置
的土地，申請作為新村的臨時停泊車輛場地，以抒緩停泊車位嚴重缺乏的問題。

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



Li Kin Ming Vincent

Name in Block Letters
姓名（請以正楷填寫）

Applicant 申請人 / Authorised Agent 獲授權代理人

Director

Position (if applicable)
職位（如適用）

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

專業資格

HKIP 香港規劃師學會 / HKIA 香港建築師學會 /

HKIS 香港測量師學會 / HKIE 香港工程師學會 /

HKILA 香港園境師學會 / HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他

on behalf of

代表

WinLi Group Limited T/A WinLi Consulting Engineers

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

Date 日期

18th July 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

- 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：
 - 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
 - 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。
- 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。
- 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	Lot No.1036 SA, 1156, 1157 SA, 1165 RP(Part), 1168 SA and 1169 SA in DD19, Lam Tsuen San Tsuen, Tai Po, N.T.
Site area 地盤面積	1624 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	S/NE-LT/11
Zoning 地帶	V-Zone (Village Type Development)
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	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
	Domestic 住用	0	
(iii) Building height/No. of storeys 建築物高度／層數	Non-domestic 非住用	0	
	Domestic 住用	0 m 米 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	Non-domestic 非住用	0 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Domestic 住用	0 m 米 <input type="checkbox"/> (Not more than 不多於)	
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Non-domestic 非住用	0 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Total no. of vehicle parking spaces 停車位總數	46	
	Private Car Parking Spaces 私家車車位	46	
	Motorcycle Parking Spaces 電單車車位	0	
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0	
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0	
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0	
	Others (Please Specify) 其他 (請列明)	0	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	0	
	Taxi Spaces 的士車位	0	
	Coach Spaces 旅遊巴車位	0	
	Light Goods Vehicle Spaces 輕型貨車車位	0	
	Medium Goods Vehicle Spaces 中型貨車位	0	
	Heavy Goods Vehicle Spaces 重型貨車車位	0	
	Others (Please Specify) 其他 (請列明)	0	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input 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。

Urgent Return receipt Expand Group Restricted Prevent Copy

Jenny Zhong Ning YANG/PLAND

寄件者: WinLi < >
寄件日期: 2025年8月27日星期三 上午 11:05
收件者: Jenny Zhong Ning YANG/PLAND
主旨: Lot 1036 SA, 1156, 1157 SA, 1168 SA and 1169 SA in DD19
附件: Lot1156_DD19 (20250822)-CAR.pdf; Lot1156_DD19 (20250822)-L-1.pdf; Lot1156_DD19 (20250822)-Location.pdf; Lot1156_DD19 (20250822)-D-1.pdf; Lot No.1036 SA, 1156, 1168 SA and 1169 SA in D.D.19_Form No. S.16-III_page2_2025.08.27.pdf; Lot No.1036 SA, 1156, 1168 SA and 1169 SA in D.D.19_Form No. S.16-III_page5_2025.08.27.pdf; Lot No.1036 SA, 1156, 1168 SA and 1169 SA in D.D.19_Form No. S.16-III_page10_2025.08.27.pdf

類別: Internet Email

Dear Ms Yang:

Please kindly find the attached file for your arrangement, thank you.

Should you have any inquiries, please contact Mr. Vincent Li at
Thank you very much for your consideration.

Best Regards,

WINLI CONSULTING ENGINEERS

G/F & M/F, No.19 Tsing Yuen Street, Tai Po, N.T., Hong Kong

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

1. 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。
2. 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。
3. 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)

鍾文傑

鍾廣志

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)

WinLi Group Limited T/A WinLi Consulting Engineers

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)	Lot No.1036 SA, 1156, 1157 SA, 1168 SA and 1169 SA in DD19 Lam Tsuen San Tsuen, Tai Po, N.T.
(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 1610 sq.m 平方米 <input 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)	..... 0 sq.m 平方米 <input type="checkbox"/> About 約

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（只限私家車）（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	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	.....	1610	.....	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....	0	.....	sq.m	<input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	.....	0	.....	
Proposed domestic floor area 擬議住用樓面面積	.....	0	.....	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....	0	.....	sq.m	<input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....	0	.....	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	46
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	0

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

Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	0
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	0

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.)

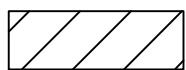
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot No.1036 SA, 1156, 1157 SA, 1168 SA and 1169 SA in DD19 Lam Tsuen San Tsuen, Tai Po, N.T.
Site area 地盤面積	1610 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	S/NE-LT/11
Zoning 地帶	V-Zone (Village Type Development)
Type of Application 申請類別	<p><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 _____</p> <p><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 _____</p>
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）



SITE PLAN (SCALE 1:650)

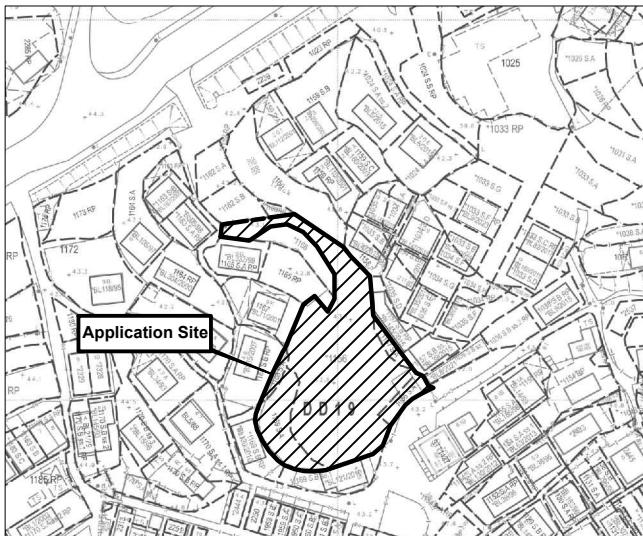
COLOUR INDICATION



CAR PARK (For Private Car) (total 46 spaces)

Application area around 1610 s.q.m.

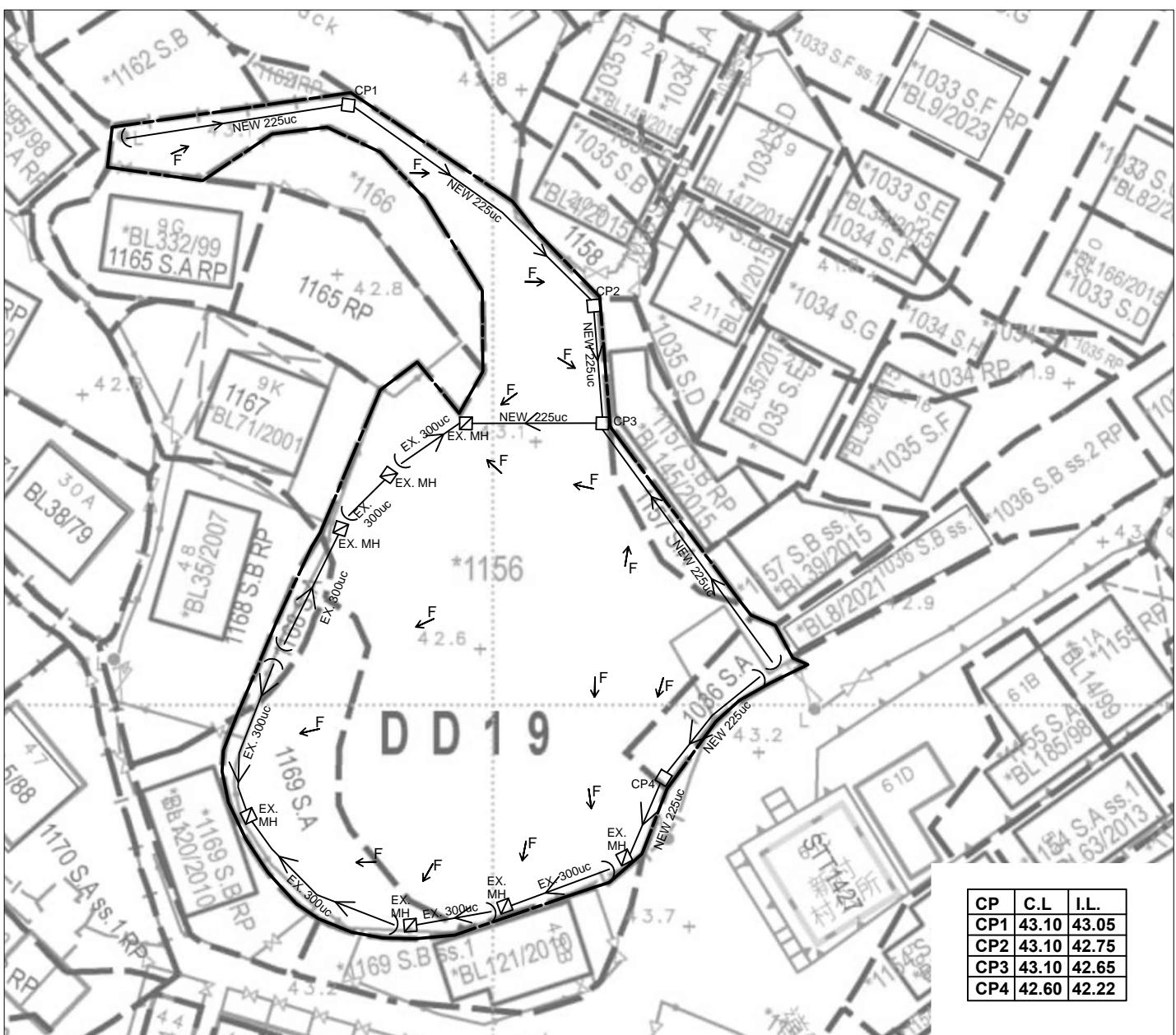
LOT 1036 S.A, 1156, 1157 S.A, 1168 S.A and 1169 S.A
in D.D.19, LAM TSUEN SAN TSUEN, TAI PO, N.T.



LEGEND / COLOUR INDICATION

- EXISTING CATCHPIT
- PROPOSED CATCHPIT
- NEW 225uc / EX. 300uc
- SUBJECT LOT BOUNDARY

BLOCK PLAN (SCALE 1 : 2000)



SCALE 1:500

PROJECT

PROPOSED STORMWATER PLAN
on LOT 1036 S.A, 1156, 1157 S.A,
1168 S.A and 1169 S.A
in D.D.19,
LAM TSUEN SAN TSUEN,
TAI PO, N.T.

DRAWING TITLE

STORMWATER
DRAINAGE PLAN

DRAWING NO.

D - 1

DRAWN

WINLI

WINLI
永利建設
CONSULTING
ENGINEERS

SCALE

AS SHOWN

DATE

27 APRIL 2025

From: WinLi [REDACTED]

Sent: Tuesday, November 18, 2025 5:17 PM

To: Jenny Zhong Ning YANG/PLAND <jznyang@pland.gov.hk>

Cc: Benson Ka Chun LAU/PLAND <bkclau1@pland.gov.hk>

Subject: Re: [Departmental Comments] S. 16 Planning Application no. A/NE-LT/783 – Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years at Lots 1036 S.A, 1156, 1157 S.A, 1168 S.A...

Dear,

Please kindly find the attached file for your arrangement, thank you.

Should you have any inquiries, please contact Mr. Vincent Li at [REDACTED].
Thank you very much for your consideration.

Best Regards,

WINLI CONSULTING ENGINEERS

[REDACTED]

Application No. A/NE-LT/783

Comments from Chief Engineer/ Construction, Water Supplies Department

Please see our reply as follows:

a) No discharge of effluent or foul water into adjoining land, storm water drain, channel stream or river course is allowed. Such foul water or effluent shall be collected and disposed of outside WGG.

Reply:

There will be no foul water on site as we will not have any buildings or facilities such as toilets, car wash on site.

b) All solid waste and sludge arising from the proposed development shall be disposed of properly outside WGG.

Reply:

There also wouldn't be any solid waste on site either. However, we will have a person walking the sites and if any litter is found, they will clean it up.

c) The use and storage of pesticides, herbicides, toxicants, chemical solvents, larvicidal oil, rodenticide, tar and petroleum oil are strictly prohibited in WGG.

Reply:

We will not allow for any of the above to be stored or be on site, we will also have staff on site to make sure none of the above will be allowed on site. We also put up appropriate warnings signs on the fencing to remind and warn people.

d) No chemicals including fertilizers and detergents shall be used/stored without the prior approval from the Water Authority.

Reply:

None of the above will be allowed on site, we will have staff on site checking the area and

also put up appropriate warnings signs on the fencing to remind and warn people.

e) Oil leakage and spillage are not allowed within WGG at all time. Oil and grease decontamination kit such as absorbent pads shall be made available to decontaminate any possible oil leakage or spillage. Control measures including not allowing oil tanker to park inside the vehicle parking spaces shall be implemented to avoid oil leakage or spillage in the gathering grounds.

Reply:

We will not permit any oil tankers to park on site and we will have on site staff to prevent this from happening. Once the approval has been accepted we will carefully follow your instructions. We will have Oil and grease decontamination kit such as absorbent pads shall be made available to decontaminate any possible oil leakage or spillage and will be proper maintenance and disposal records will also be maintained.

f) The vehicle park and its associated activities shall be located away from any water courses as far as possible. Signage for alerting not to pollute WGG should be displayed.

Reply:

This will be arranged so cars parked will be as far away as possible to the water courses. And Signage of not to pollute will be displayed too.

g) Fencing shall be erected on the sides facing the nearest stream course to trap all wind- blown litters within the site of development.

Reply:

We will install wooden/metal fencing near the stream course to make sure all rubbish gets trapped within the development area. Our onsite staff will also check the area on regular intervals to clean any litter that gets blown into the site. Once the approval has been accepted we will carefully follow your instructions to properly install the fencing near the stream course.

h) Site surface should be impermeable to oil and grease as far as practicable. Any soil contaminated with fuel leakage should be immediately removed off site and the voids arising from removal of contaminated soil shall be replaced by suitable material to the satisfaction of the Water Authority.

Reply:

We will have onsite staff keep checking on this matter every day. We have a warning signage to let the car owner know. If we see any sign of soil contaminated with fuel leakage it will be immediately removed off site and the voids arising from removal of contaminated soil shall be replaced by suitable material to the satisfaction of the Water Authority.

i) Vehicle park shall be surrounded by kerbs and drains. Drainage traps such as grease traps and petrol interceptors shall be installed at each of the drainage outlets and shall be under proper maintenance. All such drainage traps shall have sufficient capacity to ensure the proper interception and collection of fuel and lubricants in surface run-off

for off-site disposal. Proper maintenance and disposal records should be maintained.

Reply:

Once the approval has been accepted we will carefully follow your instructions. We will hire a professional company to properly install the drainage traps such as grease traps and petrol interceptors and properly maintain it. All such drainage traps will have sufficient capacity to ensure the proper interception and collection of fuel and lubricants in surface run-off for off-site disposal. Proper maintenance and disposal records will also be maintained.

j) Besides vehicle parking, other activities such as on-site vehicle inspection, maintenance, repairing and washing activities shall not be allowed in the proposed development.

Reply:

Car park will be used strictly for vehicle parking and maintained by on-site staff.

k) The ‘Condition of Working within Water Gathering Grounds’ should be complied.

Reply:

We understand and we will comply with it.

From: WinLi [REDACTED]

Sent: Tuesday, November 18, 2025 5:53 PM

To: Jenny Zhong Ning YANG/PLAND <jznyang@pland.gov.hk>

Cc: Benson Ka Chun LAU/PLAND <bkclau1@pland.gov.hk>

Subject: Re: [Departmental Comments] S. 16 Planning Application no. A/NE-LT/783 – Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years at Lots 1036 S.A, 1156, 1157 S.A, 1168 S.A and 1169 S.A in D.D. 19, Lam Tsuen San Tsuen, Tai Po, NT

Dear Miss Jenny:

Replies comments from DSD

Comment:

a) Please demonstrate with hydraulic calculation that the existing / proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the application site and the overland flow intercepted from the adjacent lands.

Reply:

a) Stormwater drainage calculations will be done for DSD approval.

Comment:

b) Please indicate clearly the full alignment of the discharge path from the application site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system).

Reply:

b. A more detailed final drainage location proposal will be submitted for DSD approval.

Comment:

c) The gradients of the proposed U-channels should be shown on the drainage plan.

Reply:

c. Noted.

Comment:

d) Consideration should be given to provide grating for the surface channels.

Reply:

d. Noted.

Comment:

e) Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.

Reply:

e. Noted and included in the section plan for DSD approval.

Comment:

f) Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities.

Reply

f. We will construct surface channels around the application site and a catchpit with trap at the final site location.

Comment:

g) Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit/sand trap.

Reply:

g. Will submit to DSD approval according to CEDD standard drawing requirements.

Comments:

h) Where walls or hoarding are erected are laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.

Reply:

h. Will not build a fence around the site, but if there is a fence outside the lot, we will construct sufficient surface channels for drainage around the site perimeter.

Comment:

i) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.

Reply:

i. The site will not obstruct existing natural streams, village drains, ditches, and the adjacent areas.

Comment:

j) The applicant should consult DLO/TP and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.

Reply:

j. We will obtain the owner's consent before carrying out any drainage works outside their lot boundaries.

Urgent Return receipt Expand Group Restricted Prevent Copy

Comment:

2. If the captioned application is approved, a condition should be included to request the applicant to re-submit and implement the drainage proposal for the site to the satisfaction of Director of Drainage Services or the TPB to ensure that it will not cause adverse drainage impact to the adjacent area.

Reply:

2. Noted.

Comment:

3. DSD's maintained public sewers exist in the vicinity but the feasibility of sewerage connection is subject to the invert level of discharge connection pipe leading from the proposed site. The applicant shall demonstrate the technical feasibility of sewerage connection. Should the applicant choose to dispose of the sewage of the proposed development through other means, views and comments from EPD should be sought. A copy of our drainage record is attached for your reference.

Reply:

3. The application location does not have handwashing carts or car washes, so a sewerage system is not required.

Comment:

4. The applicant(s) 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 Government land (where required) outside the application site(s).

Reply:

4. Noted.

Comment:

5. The cost and work of drainage and sewerage connection as well as future maintenance responsibility shall be borne by the applicant(s).

Reply:

5. Noted.

Should you have any inquiries, please contact Mr. Vincent Li at [REDACTED].
Thank you very much for your consideration.

Best Regards,

WINLI CONSULTING ENGINEERS

[REDACTED]

寄件者: WinLi [REDACTED]
寄件日期: 2025年11月25日星期二 18:01
收件者: Benson Ka Chun LAU/PLAND
副本: YF TSUI/PLAND; Iris Tsoi Ying YIK/PLAND
主旨: Re: [Departmental Comments] S. 16 Planning Application no. A/NE-LT/783 – Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years at Lots 1036 S.A, 1156, 1157 S.A, 1168 S.A and 1169 S.A in D.D. 19, Lam Tsuen San Tsuen, Tai Po, NT
類別: Internet Email

Dear Sir:

Comments from Sha Tin, Tai Po & North District Planning Office, Planning Department

(a) please clarify whether only Licensed Vehicles under Road Traffic (Registration and Licensing of Vehicles) Regulations (Cap. 374E) will be allowed in the application site; and

Reply

a. Only vehicles licensed in accordance with the Registration and Licensing of Vehicles Regulations (Cap. 374E) are permitted to be used on the application site.

(b) based on recent site visit, it appears that there are vehicles parked within the northern tip of the application site (i.e. to the north of House 9G). Please review whether any vehicle parking space should be provided in this area, and revise the layout plan if appropriate.

reply

b. Vehicles will be parked based on my plan provided.

in replying to the attachments questions:

We currently have no plans to provide EV charging services.

Should you have any inquiries, please contact Mr. Vincent Li at [REDACTED]
Thank you very much for your consideration.

Best Regards,

WINLI CONSULTING ENGINEERS

[REDACTED]

寄件者: WinLi [REDACTED]
寄件日期: 2025年11月25日星期二 21:41
收件者: Jenny Zhong Ning YANG/PLAND
副本: Benson Ka Chun LAU/PLAND; Iris Tsoi Ying YIK/PLAND
主旨: Re: [Departmental Comments] S. 16 Planning Application no. A/NE-LT/783 – Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years at Lots 1036 S.A, 1156, 1157 S.A, 1168 S.A and 1169 S.A in D.D. 19, Lam Tsuen San Tsuen, Tai Po, NT
附件: 新村停車場 LAYOUT PLANS.pdf
類別: Internet Email

Dear Sir,

Comments from NTE, TD (Contact person: Ms. Yanny Li; Tel: 2399 6936)

(i.) the width of access and aisles at the car park;

Reply:

The minimum width (6m) and maximum width (10m) of the access and aisles have been (highlighted in yellow) on the plan.

(ii.) demonstrate the swept path for the parking spaces outside house no. 48B

Reply:

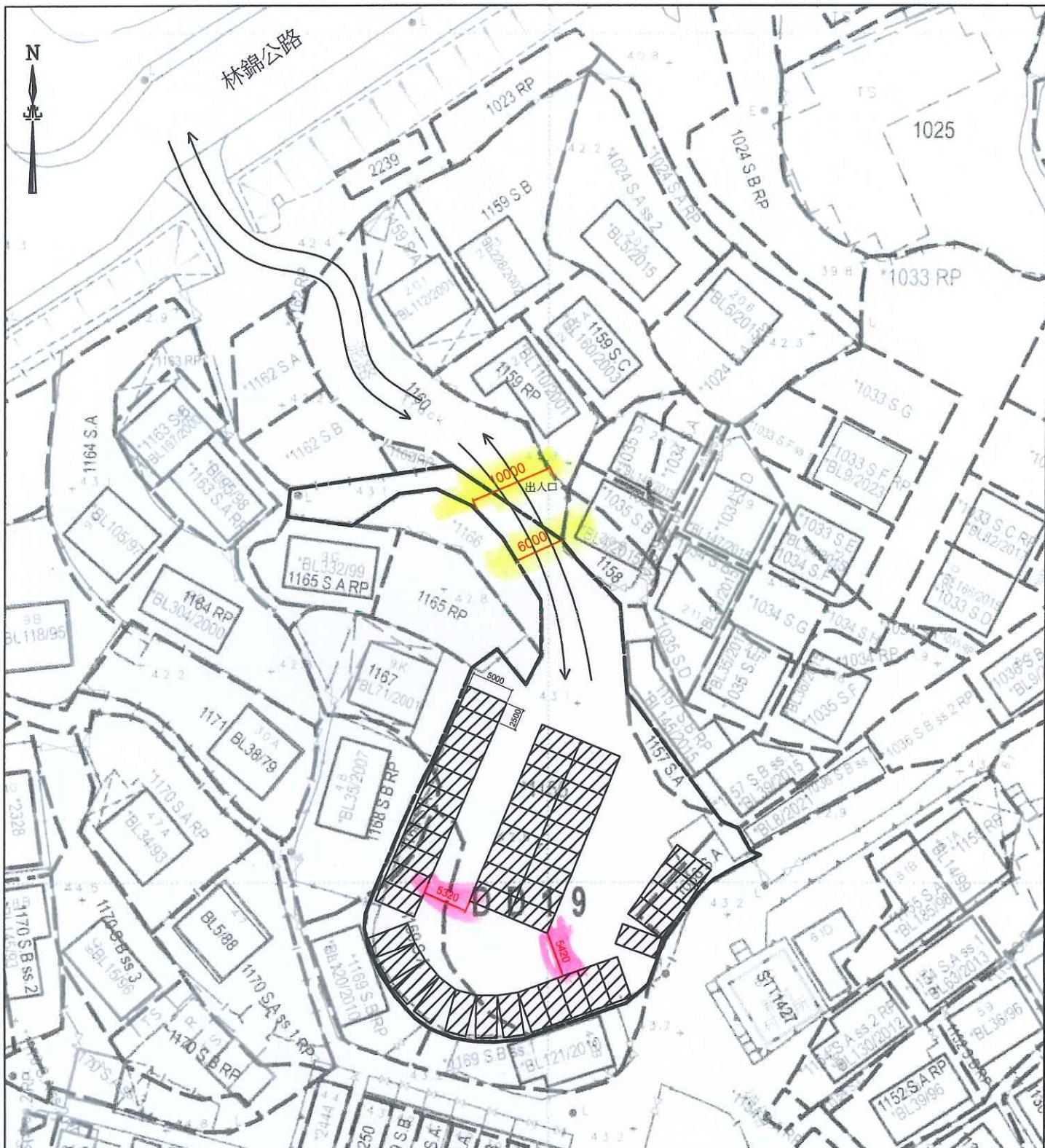
The distance between the parking space and the middle aisle is 5.42m (highlighted in pink on the plan), which provides more than sufficient space. This parking layout has been in use for 15 years without any issues, and the configuration has remained unchanged during that time.

Please kindly find the attached file for your arrangement, thank you.

Should you have any inquiries, please contact Mr. Vincent Li at [REDACTED]
Thank you very much for your consideration.

Best Regards,

WINLI CONSULTING ENGINEERS
[REDACTED]



SITE PLAN (SCALE 1:650)

COLOUR INDICATION



CAR PARK (For Private Car) (total 46 spaces)

Application area around 1610 s.q.m.

LOT 1036 S.A, 1156, 1157 S.A, 1168 S.A and 1169 S.A
in D.D.19, LAM TSUEN SAN TSUEN, TAI PO, N.T.

Appendix II of RNTPC
Paper No. A/NE-LT/783A

Previous Applications covering the Site on the
Lam Tsuen Outline Zoning Plan

Approved Applications

Application No.	Proposed Development	Date of Consideration
A/NE-LT/250	Temporary Open Car Park for a Period of 3 Years	04/05/2001
A/NE-LT/314	Temporary Open Car Park for a Period of 3 Years	14/05/2004
A/NE-LT/372	Temporary Open Car Park for a Period of 3 Years	07/06/2007
A/NE-LT/403	Temporary Open Public Car Park for a Period of 3 Years	07/05/2010
A/NE-LT/501	Temporary Open-Air Public Car Park for a Period of 3 Years	04/04/2014

**Appendix III of RNTPC
Paper No. A/NE-LT/783A**

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 five Old Schedule Agricultural Lots in D.D. 19 all 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;
- no Small House application was received for the Site; and
- his advisory comments are at **Appendix IV**.

2. Traffic

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

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

3. Drainage

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

- if the application is approved, approval conditions on the submission and implementation of the drainage proposal to the satisfaction of Director of Drainage Services or of the Town Planning Board are required to ensure it will not cause adverse drainage impact to the adjacent area; and
- her advisory comments are at **Appendix IV**.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental perspective since heavy vehicles and dusty operation will not be involved in the applied use; and
- his advisory comments are at **Appendix IV**.

5. Water Supply

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

- no objection to the application and approval condition for this application to be included as follows:
 - (a) the implementation of preventive, control and mitigation measures identified in the accepted risk assessment report on pollution or contamination to the Water Gathering Ground within 9 months from the date of planning approval to the satisfaction of the Director of Water Supplies or of the Town Planning Board; and
 - (b) the applied use should not cause any water pollution to the upper indirect Water Gathering Ground at any time during the planning approval period.
- his advisory comments are at **Appendix IV**.

6. Other Departments

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

- Director of Agriculture, Fisheries and Conservation (DAFC);
- Director of Fire Services (D of FS);
- Project Manager/North, Civil Engineering and Development Department (PM/N, CEDD);
- Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD);
- Commissioner of Police (C of P); and
- District Officer/Tai Po, Home Affairs Department (DO/TP, HAD)

Appendix IV of RNTPC
Paper No. A/NE-LT/783A

Recommended Advisory Clauses

- (a) 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 the 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; and
 - (ii) the applicant will likely make use of the adjoining private lots and Government land as vehicular access to and from Lam Kam Road. The maintenance and management responsibility of the said Government land and any other Government land leading to the Site should be sorted out with the 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. 19. The applicant should sort out the relevant issues with the lot owners concerned;
- (b) to note the comments of the Commissioner for Transport (C for T) that sufficient maneuvering spaces shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/ from public roads. The local track leading to the Site is not under Transport Department's purview. The applicants should obtain consent of the owners/ managing departments of the local track for using it as the vehicular access to the Site;
- (c) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The access road connecting the Site with Lam Kam Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any local track connecting the Site;
- (d) to note the comments of the Director of Environmental Protection (DEP) that the applicants are advised 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;

- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the applicants 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 applicants should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicants are required to maintain the drainage systems properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development of the Site. The applicants shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works. The runoff within the subject premise including the runoff from the rooftop shall be served by a designated stormwater collection and discharge system and shall not be drained to the public sewerage network;
 - (ii) DSD's maintained public sewers exist in the vicinity but the feasibility of sewerage connection is subject to the invert level of discharge connection pipe leading from the Site. The applicants shall demonstrate the technical feasibility of sewerage connection. Should the applicants choose to dispose of the sewage of the applied use through other means, views and comments from the Environmental Protection Department should be sought;
 - (iii) the applicants 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 Government land (where required) outside the Site;
 - (iv) the cost and work of drainage and sewerage connection as well as future maintenance responsibility shall be borne by the applicants; and
- (f) to note the comment of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that the applicants shall be required to follow and implement the preventive, control and mitigation measures proposed in the submission under the conditions of approval. Additional mitigation measures may be required when the actual situation renders the initial submissions and/ or undertakings inviable. Should pollution be detected in future due to the applied use, immediate remedial action to clear the pollution must be taken by the grantee. The acceptance of the drainage proposal and its implementation should be subject to the jurisdiction of DSD.

From:
Sent: 2025-09-17 星期三 02:59:31
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-LT/783 DD 19 Lam Tsuen San Tsuen

A/NE-LT/783

Lots 1036 S.A, 1156, 1157 S.A, 1168 S.A and 1169 S.A in D.D. 19, Lam Tsuen San Tsuen, Tai Po

Site area: About 1,610sq.m

Zoning: "VTD"

Applied use: 46 Private Vehicle Park

Dear TPB Members,

This parking lot has an approval history going back to 2001. However, the most recent approval was in 2014. The site area is the same and the parking operation obviously ongoing. So how come no applications made in the interim?

And how come drainage was not implemented under the previous applications?

It appears that the govt dept responsible has been lying flat.

So now a fresh application with no layout plan. No mention of provision of EV charging, a service that should be provided at all new approved operations.

Perhaps members could take the initiative to question the discrepancies?

Mary Mulvihill