

2025年 12月 4日

此文件在 收到。城市規劃委員會  
只會在此處 申請的日期。

4 DEC 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](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](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



2502698

27/11 by Post

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TK / 847
	Date Received 收到日期	- 4 DEC 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 San 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)	丈量約份第23約地段。 455 S.H RP (部分) 455 RP (部分) 455 S.H ss.6 (部分)	
(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 90 sq.m 平方米	<input checked="" 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

(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)  
(如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

☐ is the sole "current land owner" (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」(請繼續填寫第 6 部分，並夾附業權證明文件)。

☒ is one of the "current land owners" (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」(請夾附業權證明文件)。

☐ is not a "current land owner".  
並不是「現行土地擁有人」。

☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上(請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)".  
根據土地註冊處截至 ..... 2025 年 ..... 11 月 ..... 24 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.H ss.6 and 455 RP and 455 S.H RP	27 <sup>th</sup> Oct 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案法團／業主委員會／互助委員會或管理處，或有關係的鄉事委員會&

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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



<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 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	擬議臨時私人停車場， (只限輕型貨車)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年 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	..... 90 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
..... ..... .....	
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b>	
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	..... 5
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)	..... /
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b>	
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

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?	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)) <u>汀角路洞梓路入</u>
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)

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

(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....
	No 否	<input checked="" type="checkbox"/>

(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約
	No 否	<input checked="" type="checkbox"/>

(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input 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>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> 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	<div> <input type="checkbox"/> The permission does not have any approval condition            許可並沒有任何附帶條件         </div> <div> <input type="checkbox"/> Applicant has complied with all the approval conditions            申請人已履行全部附帶條件         </div> <div> <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)         </div>
(f) Renewal period sought 要求的續期期間	<div> <input type="checkbox"/> year(s) 年 .....         </div> <div> <input type="checkbox"/> month(s) 個月 .....         </div>



**7. Justifications 理由**

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

申請理由:

申請地點為新界汀角丈量約第 23 約地段 455 S.H ss.6 (部分)、455 RP (部分) 及 455 S.H RP (部分)，涉及私人土地，不涉及官地，具體申請理由如下：

1. 新界鄉郊地處偏遠，船灣洞梓路沿線數條村落附近均無公共停車場可供輕型貨車停泊，村民運輸需求長期難以滿足。現申請在上述地點加設 5 個臨時私人輕型貨車停車位，並附車位尺寸圖，經實地評估，該位置不會對周邊交通造成負擔，懇請批准。
2. 申請地點規劃的停車位主要供本屋苑居民使用，經核查，建設及使用過程不會對周邊環境、原有排水、供水設施及各類斜坡造成任何破壞或影響。
3. 就本次停車位申請事項，本人已廣泛徵詢本村居民意見，所有居民均無反對意向。
4. 本人承諾，將全權負責申請地點停車位的日常保養維護工作，並積極配合政府各部門開展溝通協作，嚴格遵守各項管理守則，確保停車位使用不會對周圍環境及交通帶來額外影響。
5. 本人已取得地圖處綠色私家路業權人的書面同意，允許使用相關道路進出規劃停車位。
6. 該土地現有權人在買入前後，均未開展任何填土、挖土工程；2021 年 3 月之前該土地發生的填土工程，與現有權人無任何關聯。本次停車位申請及建設過程，同樣不會涉及任何填土、挖土工程。
7. 本次申請規劃的 5 個臨時私人輕型貨車停車位，建設及使用過程中不會改動或移除申請地點及周邊的任何植被。
8. 本村現有輕型貨車停車位數量嚴重不足，難以匹配村民日常運輸對輕型貨車的使用需求，批准本次申請可有效舒緩本村輕型貨車停車位短缺的壓力。
9. 申請 (編號 A/NE-TK/839) 與現時申請的擬議臨時私人停車場是同一申請人，申請地點會共同使用，不會與申請 (編號 A/NE-TK/839) 的佈局有任何衝突。

**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 Sau Keung  
Name in Block Letters  
姓名（請以正楷填寫）

不適用  
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

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

27-10-2025 (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。

<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	大量約份第23約地段 455 S.H RP (部分) 455 RP (部分) 455 S.H SS.6 (部分)
Site area 地盤面積	90 sq.m (includes Government land of 包括政府土地)
Plan 圖則	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	擬議臨時私人停車場 (只限輕型貨車) 為期3年



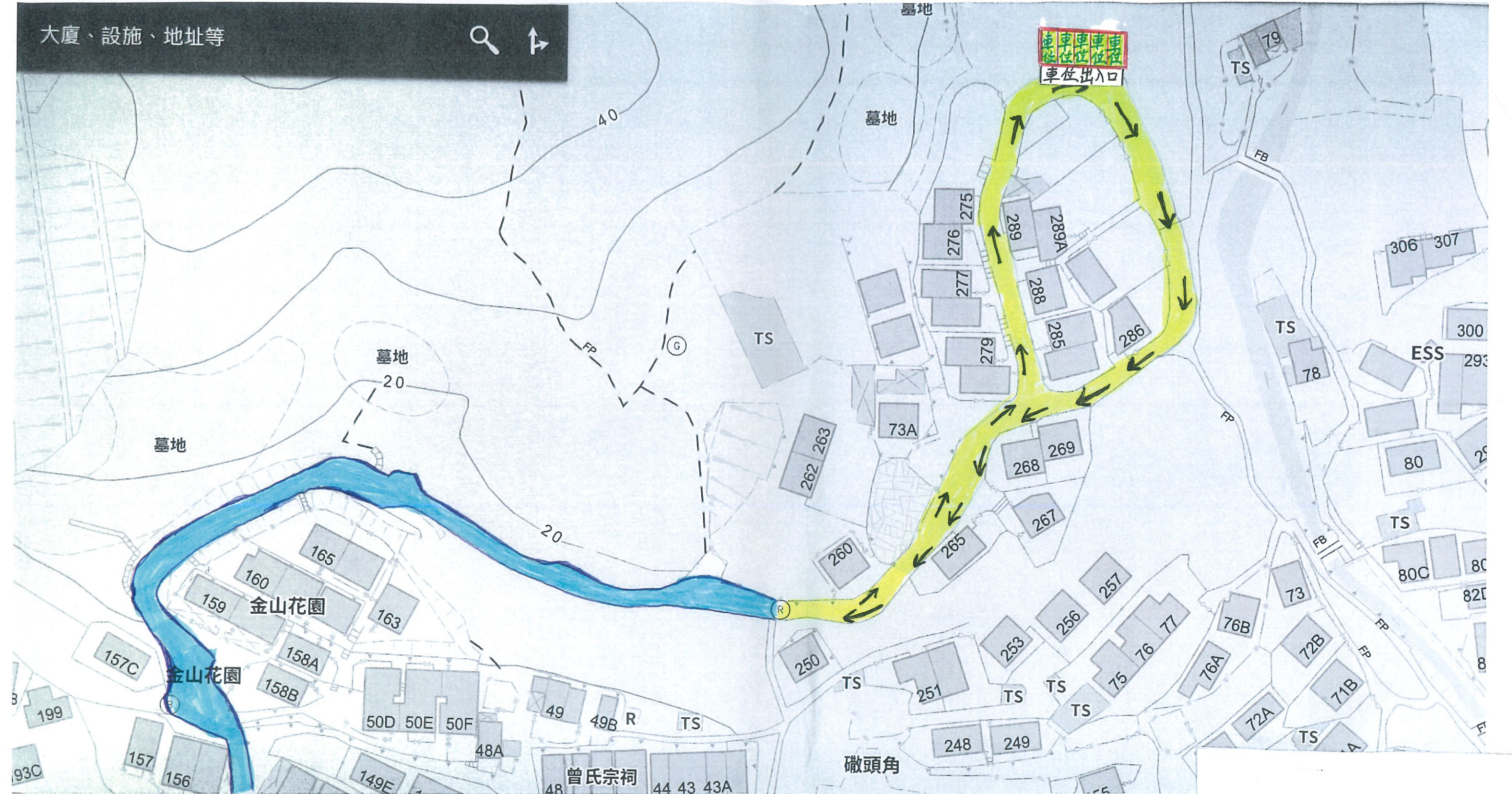
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	
(ii) No. of blocks 幢數	Domestic 住用	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	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 _____ 5  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 _____ 5 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) _____ _____		
	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		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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） <b>位置圖</b>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.





註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。





洞梓路

LAYOUT PLAN

-  455 號 S.H ss.6 and 455 RP and 455 S.H RP 約 90 平方米 (申請地點)
-  每個車位 3m x 6m
-  私家路
-  政府路



# 位置圖

申請地點

DD23

墓地

474 S.CD

459 RP

TS

458

459 S.J ss.2  
474 S.S

455 RP

474 S.R

42.50米  
15.00米  
8.50米  
15.00米  
6.00米  
車位出入口

459 S.J RP

455 S.H ss.6

455 S.H RP

457

TS

456

474 S.Q

455 S.H ss.4

474 S.R

459 S.J ss.1

459 S.G RP

459 S.H RP

455 S.H ss.5

474 S.O ss.1

455 S.H ss.1

455 S.H ss.1

455 S.H ss.1

20m



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**Charlotte Tsz Wing WUN/PLAND**

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寄件者: Tsang Phoebe [REDACTED]  
寄件日期: 2025年12月18日星期四 17:09  
收件者: Charlotte Tsz Wing WUN/PLAND  
主旨: Re: Planning Application No. A/NE-TK/847 - Departmental Comments  
類別: Internet Email

溫小姐你好！

謝謝你的郵件！

我們申請的是客貨車車位。

謝謝！

曾小姐

Mr.Tsang Phone no: [REDACTED]  
[REDACTED]

Charlotte Tsz Wing WUN/PLAND <[ctwwun@pland.gov.hk](mailto:ctwwun@pland.gov.hk)> 於 2025 年 12 月 18 日週四 下午 4:22 寫道：

Dear Sir/Madam,

I refer to the planning application No. A/NE-TK/847 for Lots 455 S.H ss.6 (Part), 455 S.H RP (Part) and 455 RP (Part) in D.D. 23, Po Sam Pai, Ting Kok, Tai Po, New Territories.

Please find the comments from the Transport Department (contact person: Mr. Issac CHAN; tel: 2399 2406) below for your consideration.

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- In accordance with the Hong Kong Planning Standards and Guidelines Chapter 8, the dimensions of standard parking space for Light Goods Vehicle is 7m x 3.5m with minimum 3.6m headroom. The applicant shall demonstrate the requirement has been complied.

If you intend to make responses to the comments or provide further information to supplement your application, please make reference to the Town Planning Board Guidelines (TPB PG-No. 32B) which is available in the website of the Town Planning Board ([https://www.tpb.gov.hk/en/forms/Guidelines/TPB\\_PG\\_32B.pdf](https://www.tpb.gov.hk/en/forms/Guidelines/TPB_PG_32B.pdf)).

Should you have any questions related to the comments above, please feel free to contact the relevant officer or the undersigned.

Thank you.

Regards,

Charlotte WUN

TP/TP5

Sha Tin, Tai Po and North District Planning Office

Planning Department

Tel: 2158 6018



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**Charlotte Tsz Wing WUN/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2025年12月29日星期一 11:33  
收件者: Charlotte Tsz Wing WUN/PLAND  
主旨: Re: Planning Application No. A/NE-TK/847 - Departmental Comments  
類別: Internet Email

Dear Miss Wun,

We confirm that no vehicles without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations (Cap. 374E) will be allowed at the application site.

Thanks!

Best Regards,

Phoebe

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**Charlotte Tsz Wing WUN/PLAND**

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寄件者:  
寄件日期: 2026年01月06日星期二 15:26  
收件者: Charlotte Tsz Wing WUN/PLAND  
主旨: Re: Planning Application No. A/NE-TK/847 - Departmental Comments  
  
類別: Internet Email

溫小姐你好！

我們承諾會劃清晰的界線，分辨車位位置。  
謝謝！

Best Regards,  
Mr.Tsang  
Phone no:  
Email:

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

**Charlotte Tsz Wing WUN/PLAND**

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寄件者:  
寄件日期: 2026年01月06日星期二 9:54  
收件者: Charlotte Tsz Wing WUN/PLAND  
副本: Shing Fung CHAIR/PLAND; Iris Tsoi Ying YIK/PLAND  
主旨: Re: Planning Application No. A/NE-TK/847 - Departmental Comments  
附件: To 漁農自然護理署Mr.Season SIT.pdf  
  
類別: Internet Email

Dear Sir/Madam,

We will cooperate with the Planning Department.  
We hope your department will approve our application.  
Please find attached is Mr. Tsang's letter.

Thank you!

Best Regards,  
Mr.Tsang

Charlotte Tsz Wing WUN/PLAND <[ctwwun@pland.gov.hk](mailto:ctwwun@pland.gov.hk)> 於 2026 年 1 月 5 日週一下午 12:35 寫道 :

Dear Sir/Madam,

I refer to the planning application No. A/NE-TK/847 for proposed temporary private vehicle park (light goods vehicles only) for a period of 3 years at Lots 455 S.H ss.6 (Part), 455 S.H RP (Part) and 455 RP (Part) in D.D. 23, Po Sam Pai, Ting Kok, Tai Po, New Territories.

Please find the comments from the Agriculture, Fisheries and Conservation Department (contact person: Mr. Season SIT; tel: 2150 6953) below for your consideration.

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- The subject site falls within the “AGR” zone and is generally abandoned. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective.

If you intend to make responses to the comments or provide further information to supplement your application, please make reference to the Town Planning Board Guidelines (TPB PG-No. 32B) which is available in the website of the Town Planning Board ([https://www.tpb.gov.hk/en/forms/Guidelines/TPB\\_PG\\_32B.pdf](https://www.tpb.gov.hk/en/forms/Guidelines/TPB_PG_32B.pdf)).

Should you have any questions related to the comments above, please feel free to contact the relevant officer or the undersigned.

Thank you.

Regards,

Charlotte WUN

TP/TP5

Sha Tin, Tai Po and North District Planning Office

Planning Department

Tel: 2158 6018



致漁農自然護理署的溝通信件

收件人：漁農自然護理署 Mr.Season SIT

寄件者：曾先生

日期：6-1-2026

主題：關於規劃申請 A/NE-TK/847 臨時停車場專案的溝通函

尊敬的 Mr.Season SIT：

您好！

我是規劃申請 A/NE-TK/847 的申請人。我們已經仔細研讀了貴署就該專案提出的寶貴意見，對此我們高度重視，並希望通過此函與您進行真誠的溝通。

首先，我們完全認同並尊重貴署對保護農業用地的立場。我們理解該地塊位於農業區，具備複耕潛力。正因如此，我們的項目嚴格設計為臨時性質，使用期限僅為 3 年。我們鄭重承諾，項目結束後，將立即按照貴署的指引，對地塊進行全面複耕和恢復，確保其農業功能不受影響。我們也承諾即使在 3 年期限內，如果政府有明確的項目需要使用該地塊，我們也交付該地塊。

關於項目的必要性，我們希望在此說明：

1. 解決現實困境：專案選址區域的停車矛盾已十分突出，周邊的私家車長期面臨"一位難求"的局面，違停現象頻發，不僅影響交通秩序，也對周邊農業生產的物資運輸造成了干擾。
2. 緩解農業影響：我們相信，一個規範、有序的臨時停車場，反而能改善因亂停亂放對周邊農業用地造成的侵佔和破壞。
3. 規劃部門支持：上次申請 (A/NE - TK/839)，規劃署原則性上也已經批准同意了三年的臨時泊車用途。

我們真誠地希望貴署能從解決社區實際問題和專案的臨時性、可逆性角度出發，重新考慮我們的申請。我們非常樂意在方便的時候與您會面，詳細彙報我們的方案，並聽取您的進一步指導。期待您的回復。

此致敬禮！

曾壽強

Tel: [REDACTED]

Email: [REDACTED]

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**Charlotte Tsz Wing WUN/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年01月14日星期三 10:35  
收件者: Charlotte Tsz Wing WUN/PLAND  
主旨: Re: Planning Application No. A/NE-TK/847  
  
類別: Internet Email

温小姐你好！

本人承諾申請地點不會泊私家車。  
謝謝！

Best Regards,

Mr.Tsang

Phone no: [REDACTED]

Email: [REDACTED]

**Previous Applications**

**Rejected Applications**

<b>Application No.</b>	<b>Proposed Use(s)/Development(s)</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
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
A/NE-TK/757	Proposed Footpath and Access Road for House Development with Filling of Land	9.9.2022	R3

**Rejection Reasons**

- R1. The applied use was not in line with the planning intention of the “Agriculture” (“AGR”) zone which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the current submission for a departure from the planning intention, even on a temporary basis.
- R2. The applicant failed to demonstrate in the submission that the applied use would not result in adverse landscape impacts on the area.
- R3. The proposed use was not in line with the planning intention of the “AGR” zone which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. The applicant failed to demonstrate the need to provide the concerned footpath and access road for houses with associated filling of land. There was no strong planning justification for a departure from the planning intention.

**Similar Applications**

**Approved Application**

<b>Application No.</b>	<b>Proposed Use(s)/Development(s)</b>	<b>Date of Consideration</b>
A/NE-TK/839	Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of Three Years	19.9.2025

**Rejected Application**

<b>Application No.</b>	<b>Proposed Use(s)/Development(s)</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
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 was not in line with the planning intention of the “Agriculture” zone which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the current submission for a departure from the planning intention, even on a temporary basis.
- R2. The applicant failed 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 three Old Schedule Agricultural Lots in D.D. 23 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; 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. Nature Conservation**

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

- no strong view on the application from nature conservation perspective.

**4. 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; and
- with reference to site photos taken on 17.12.2025, the Site is filled/cleared of vegetation with no distinctive landscape resources. Adverse landscape impact arising from this application is not anticipated.

## 5. **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**.

## 6. **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**.

## 7. **Other Departments**

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

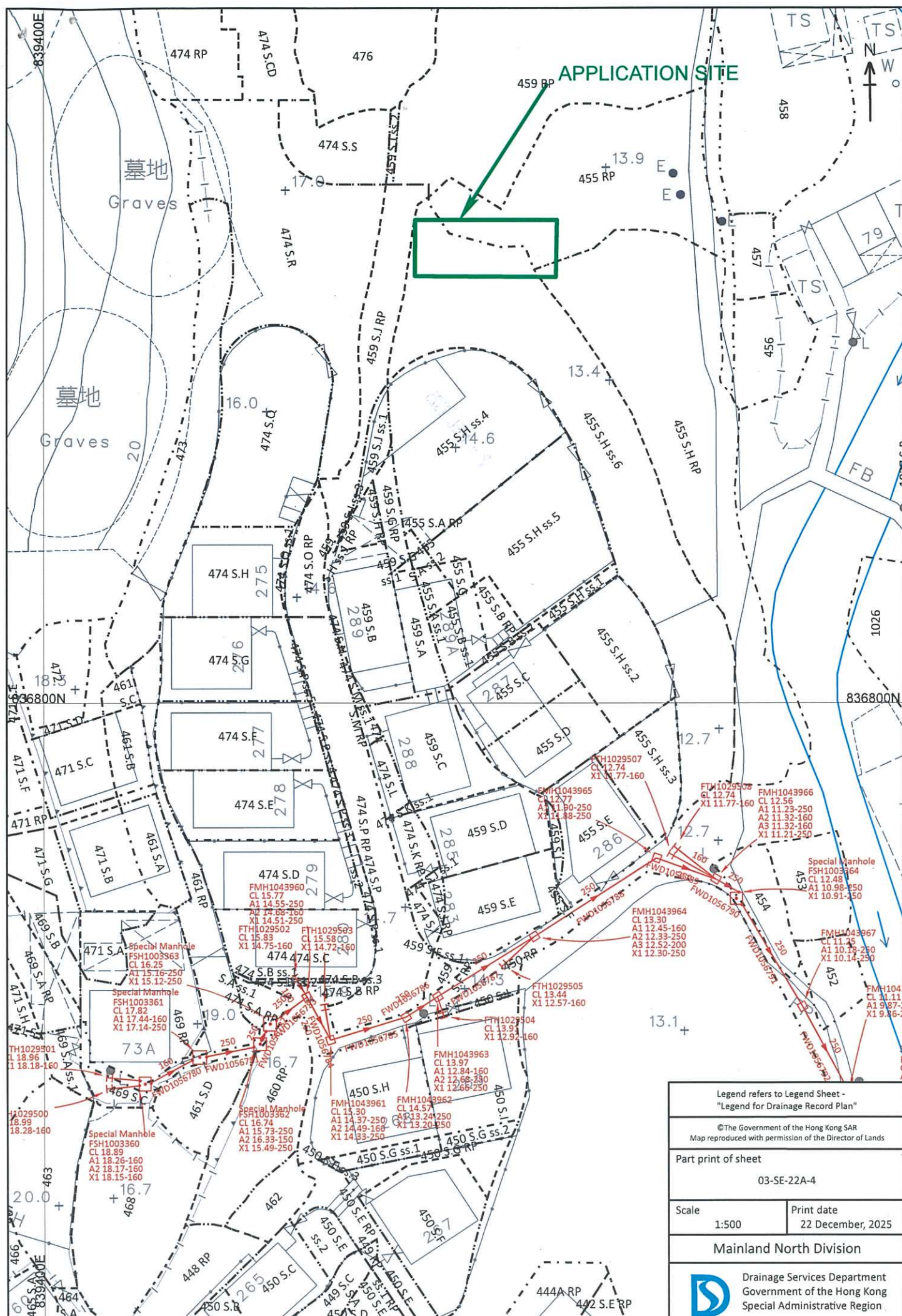
- Director of Fire Services (D of FS);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Project Manager/North, Civil Engineering and Development Department (PM/N, CEDD);
- Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD); and
- District Officer (Tai Po), Home Affairs 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 private lots and Government land (GL) as vehicle access to the Site. The maintenance and management responsibility of the said GL and any other GL leading to the Site should be sorted out with 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 village access 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 Director of Environmental Protection (DEP) that the applicant is reminded to follow the relevant mitigation measures and requirements in the '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



- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) 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;
  - (ii) there are existing public sewers in the vicinity of the Site. The drainage record plan is at **Attachment 1** for ease of reference; and
  - (iii) 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.



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

參考編號  
**Reference Number:** 251217-111500-70184

提交限期  
**Deadline for submission:** 02/01/2026

提交日期及時間  
**Date and time of submission:** 17/12/2025 11:15:00

有關的規劃申請編號  
**The application no. to which the comment relates:** A/NE-TK/847

「提意見人」姓名/名稱  
**Name of person making this comment:** 女士 Ms. Tsang Tsui Fan

意見詳情  
**Details of the Comment :**

支持



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

參考編號

**Reference Number:**

251217-204027-77969

提交限期

**Deadline for submission:**

02/01/2026

提交日期及時間

**Date and time of submission:**

17/12/2025 20:40:27

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-TK/847

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Hung

意見詳情

**Details of the Comment :**

同意設立為車位，免得被逼停在馬路旁邊造成交通阻塞

2

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

參考編號

**Reference Number:**

251217-232815-41040

提交限期

**Deadline for submission:**

02/01/2026

提交日期及時間

**Date and time of submission:**

17/12/2025 23:28:15

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-TK/847

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Emily Hung

意見詳情

**Details of the Comment :**

支持

3

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

參考編號

251220-171640-41336

Reference Number:

提交限期

02/01/2026

Deadline for submission:

提交日期及時間

20/12/2025 17:16:40

Date and time of submission:

有關的規劃申請編號

A/NE-TK/847

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Lee Ka Nam

Name of person making this comment:

意見詳情

Details of the Comment :

Subject: Formal Request for Approval of Proposed Temporary Private Vehicle Park (Light Goods Vehicles Only) for a Period of 3 Years at Lot 455 H Section, Ting Kok, New Territories

Dear Sir/Madam,

I write with utmost seriousness to request approval of the application to establish temporary parking spaces at Lots 455 S.H ss.6 (Part), 455 S.H RP (Part) and 455 RP (Part) in D.D. 23, Po Sam Pai, Ting Kok, Tai Po, New Territories. The Government has long emphasized its commitment to improving people's livelihood and making good use of land resources in ways that directly address public needs. This matter represents a clear and pressing test of that commitment.

For an extended period, San Tau Kok Village has endured the acute problem of insufficient parking spaces. This deficiency has given rise to significant hardship for residents, visitors, and the wider community. The following areas of impact deserve particular attention:

1. Traffic disorder and obstruction of emergency services

The shortage of parking spaces compels some drivers to park illegally on narrow village roads. This obstructs traffic flow, exacerbates congestion, and—most critically—blocks the passage of emergency vehicles such as ambulances and fire engines. Such delays can cost lives. The responsibility to prevent these avoidable dangers rests firmly with the relevant authorities.

2. Risks to the elderly and vulnerable populations

A considerable proportion of villagers are elderly or persons with mobility difficulties. When parking is unavailable nearby, they are often forced to walk long distances under unsafe circumstances. These risks directly compromise their health, safety, and dignity. The Government has consistently stated its intention to support and safeguard elderly citizens, yet inaction on this matter runs contrary to that policy objective.

3. Public confidence in governance and fairness of resource allocation

The manner in which this application is handled will directly affect public perception of the Government's fairness and responsiveness. Citizens reasonably expect that idle land should be utilized in ways that bring tangible benefits to the community. If a straightforward and reasonable request such as this is rejected or unnecessarily delayed, it sends a troubling message that the Government does not prioritize the

needs of ordinary residents. This undermines public trust in governance and risks fostering resentment, which is wholly avoidable if decisive and fair action is taken. The proposed site is currently idle farmland. It is not linked to any major traffic routes and is therefore particularly well suited for temporary parking. Its conversion would not create significant disruption or environmental harm but would instead directly alleviate pressing local difficulties and bring tangible benefits to the community.

4. Livelihood needs of residents who rely on light goods vehicles

A number of residents in San Tau Kok Village depend on light goods vehicles for their livelihood, using them daily for transport, delivery, and other income-generating activities. The lack of a adequate parking forces these vehicles to be parked far from homes or in unsuitable locations, increasing operational difficulties, costs, and the risk of fines. This directly affects residents' ability to earn a living and support their families. Facilitating temporary parking would therefore not only address a logistical problem but also provide meaningful economic support to hardworking villagers, aligning with the Government's objective of safeguarding grassroots livelihoods and promoting social stability.

In light of the above, I respectfully but firmly urge the Planning Department to exercise its responsibility without further delay and grant approval for the establishment of temporary parking spaces at Lot 455 H Section. Such an outcome would represent not only good governance but also a necessary step towards restoring fairness, dignity, and practicality to the lives of villagers.

Yours faithfully,  
Lee Ka Nam



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

參考編號

**Reference Number:**

251220-172430-90266

提交限期

**Deadline for submission:**

02/01/2026

提交日期及時間

**Date and time of submission:**

20/12/2025 17:24:30

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-TK/847

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Tsang Tsun Ming

意見詳情

**Details of the Comment :**

Dear Sir/Madam,

I write to formally and earnestly request approval for the establishment of a temporary private vehicle park at Lots 455 S.H ss.6 (Part), 455 S.H RP (Part) and 455 RP (Part) in D.D. 23, Po Sam Pai, Ting Kok, Tai Po, New Territories, for a period of three years and restricted to light goods vehicles only. The Government has repeatedly affirmed its commitment to improving livelihoods and ensuring land resources are used effectively to meet genuine community needs. The present application constitutes a practical and timely opportunity to put that commitment into effect.

For a prolonged period, residents of San Tau Kok Village have faced a serious shortage of parking spaces, resulting in daily inconvenience and broader community impacts. The key concerns are set out below.

**1. Livelihood needs of residents relying on light goods vehicles**

A number of villagers depend on light goods vehicles as an essential means of earning a living, using them for transportation, delivery, and other income-generating purposes. Due to the lack of suitable parking, these vehicles are often forced to park far from residences or in inappropriate locations, increasing operating costs, disrupting daily work routines, and exposing drivers to enforcement penalties. This situation directly undermines residents' ability to sustain their livelihoods and support their families. Providing temporary parking would therefore offer tangible economic relief and align with the Government's objective of supporting grassroots employment and social stability.

**2. Traffic congestion and obstruction of emergency access**

Insufficient parking has led to vehicles being parked illegally along narrow village roads. This disrupts normal traffic flow, worsens congestion, and, most importantly, obstructs access for emergency services such as ambulances and fire engines. Any delay to emergency response poses a serious risk to life and property. Addressing this preventable hazard is a matter of public safety and falls squarely within the responsibility of the relevant authorities.

**3. Safety and accessibility concerns for elderly and vulnerable residents**

San Tau Kok Village has a substantial population of elderly residents and individuals with mobility challenges. When parking spaces are unavailable nearby, these residents are often required to walk long distances under unsafe or physically demanding conditions. Such circumstances place unnecessary strain on their health and compromise their personal safety and dignity. Resolving t

he parking shortage would be consistent with the Government's stated commitment to protecting and supporting elderly and vulnerable members of the community.

4. Public confidence in fair and responsive governance

The handling of this application will significantly influence public perception of the Government's fairness and responsiveness. Members of the public reasonably expect that idle land should be put to interim use where it can clearly and directly benefit the community. Unwarranted rejection or prolonged delay of a reasonable proposal such as this risks eroding trust in governance and creating avoidable dissatisfaction among residents.

The proposed site is presently idle farmland and is not connected to any major traffic routes. As such, it is particularly suitable for use as a temporary vehicle park. Its conversion would not result in significant environmental impact or traffic disruption, but would instead provide an immediate and practical solution to long-standing local difficulties.

In view of the above considerations, I respectfully urge the Planning Department to give this application favourable consideration and grant approval without further delay. Approval would represent sound administration and a meaningful step toward improving safety, supporting livelihoods, and enhancing the quality of life for villagers.

Yours faithfully,  
Tsang Tsun Ming

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

參考編號

Reference Number:

251222-145016-38210

提交限期

Deadline for submission:

02/01/2026

提交日期及時間

Date and time of submission:

22/12/2025 14:50:16

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TK/847

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. TSANG CHIU TAI

意見詳情

Details of the Comment :

您好！

我是一名探訪親友的訪客，此次探親期間，親身見聞當地停車難的問題，本人支持增設臨時私人輕型客貨車停車位。

在親友家中小住的幾日裡，我發現當地並無公共輕型客貨車停車場。造成村民們生活的不便，很多時村中老人及輪椅人士都離不開客貨車出入及複診睇醫生等等，可車輛卻只能隨意停在路邊，不僅容易造成道路擁堵，還暗藏交通安全風險，給親友和鄉鄰們的生活帶來極大不便。

與親友閒談時瞭解到，村內的客貨車停車位不足，若能順利增設臨時停車位，便能有效紓解這一難題，切實提升村民們的出行與生活便利。

望貴部門能夠體察村民的實際需求。

謝謝！

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

參考編號

Reference Number:

251229-110252-67318

提交限期

Deadline for submission:

02/01/2026

提交日期及時間

Date and time of submission:

29/12/2025 11:02:52

有關的規劃申請編號

The application no. to which the comment relates: A/NE-TK/847

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. 黃觀蓮

意見詳情

Details of the Comment :

您好！

我是礮頭角村的一名居民，現就本村長期存在的輕型客貨車停車難的問題，關於在本村增設臨時私人輕型客貨車停車位。

本村地處鄉郊，村民日常生活確實須要客貨車，無論是運輸搬運，還是生活物資採買運送，都離不開這類型車輛。但長久以來，本村並無配套的公共輕型客貨車停車場，車輛只能隨意占道停放，不僅經常造成道路擁堵，影響村民出行，更存在不小的交通安全隱患，給大家的日常生活帶來諸多困擾。

本村此次申請的臨時停車位，能夠有效彌補這一不足，緩解停車壓力，切實改善本村的交通狀況與生活便利情況。

懇請貴部門體察村民的實際難處！謝謝！



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

參考編號

Reference Number:

251229-221433-35882

提交限期

Deadline for submission:

02/01/2026

提交日期及時間

Date and time of submission:

29/12/2025 22:14:33

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TK/847

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lai Hin Leung

意見詳情

Details of the Comment :

香港特別行政區政府規劃署  
署長台鑒

主題：建議批准於新界丁角地段455號H段設置臨時停車位（以配合輕型客貨車需要）

敬啟者：

政府一向以改善民生為施政重點，而土地的有效運用亦應以回應市民實際需要為依歸。本人特此就新界丁角地段455號H段設置臨時停車位的申請，表達支持及建議，尤其是為回應區內輕型客貨車的實際泊車需求。

磁頭角村一帶長期缺乏合適的泊車設施，當中以輕型客貨車所面對的問題尤為明顯，對居民日常生活及基本運作造成多方面影響，包括：

1. 日常運作受阻：不少村民及服務提供者依賴輕型客貨車進行送貨、家居維修、工程支援及日常補給。由於缺乏合法泊車空間，司機往往需要長時間繞行尋找位置，嚴重影響工作效率。
2. 長者及行動不便人士影響：輕型客貨車經常需要作為接送長者、運送輪椅或大型物品之用。若無法就近停泊，長者需長距離步行或於路邊等候，上落車存在安全風險。
3. 交通及安全隱憂：現時部分輕型客貨車因實際需要被迫短暫停泊於路旁，容易造成道路阻塞，影響其他道路使用者，亦可能阻礙緊急車輛通行。
4. 社區服務受限：清潔、維修、裝修及送貨等服務多依賴輕型客貨車進出。泊車困難不但增加服務成本，亦令部分服務供應商卻步，間接影響村民生活質素。
5. 土地資源未能善用：上述地段現時為閒置農地，並不涉及主要交通幹道。若能設置臨時停車位，特別供輕型客貨車使用，可在不影響周邊交通的情況下，回應實際需求，提升土地使用效益。

基於以上原因，設置臨時停車位不僅能紓緩輕型客貨車泊車困難，改善交通秩序，亦有助支援鄉郊地區的日常運作及居民生活需要，對社區整體發展具正面作用。

懇請規劃署審慎考慮村民及實際使用者的需要，批准有關申請，讓土地發揮其過渡性及實用價值，為社區帶來實際而長遠的便利。

此致  
敬禮

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

9

**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年01月01日星期四 21:25  
收件者: tpbpd/PLAND  
主旨: A/NE-TK/847, DD23 Po Sam Pai, Ting Kok  
類別: Internet Email

A/NE-TK/847

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

Site area: About 90sq.m

Zoning: "Agriculture"

Applied use: 5 Light Goods Vehicle Park

Dear TPB Members,

Having got a foot in the door via application 839 approved 19 Sept 2025, the operator is now engaging in a step by step approach to enlarge the footprint.

In addition, although it was not supported by DoT, member did no rule that the vegetated area to the south of the site be subtracted from the footprint, effectively allowing the operator to encroach on it.

That this is a Destroy to Build by Stealth application is very clear.

Members should reject the application.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Saturday, 23 August 2025 4:54 AM HKT  
**Subject:** A/NE-TK/839 DD23 Po Sam Pai, Ting Kok

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**From:** [REDACTED]  
**To:** [REDACTED]

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

**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:** [REDACTED]  
**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.

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

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

Mary Mulvihill



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

參考編號

Reference Number:

260102-155034-58598

提交限期

Deadline for submission:

02/01/2026

提交日期及時間

Date and time of submission:

02/01/2026 15:50:34

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TK/847

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Maksim Tarakanov

意見詳情

Details of the Comment :

農地不應該成為停車場