

This document is received on 2025-12-09
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

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By 2land

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/SK-PK/315
	Date Received 收到日期	2025-12-09

- 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)

Lee Kwai Fun 李桂芬

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)

Pang Hing Yeun 彭慶餘

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)	D.D. 217 Lot Nos. 728 (Part), 729 RP (Part) & 730 RP and Adjoining Government Land, Tai Chung Hau, Sai Kung, New Territories. 新界西貢大涌口丈量約份第217約地段第728號(部份), 729號餘段(部份)及730號餘段和毗鄰政府土地
(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 315.60 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 213.66 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) 4.17 sq.m 平方米 <input checked="" 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	Approved Pak Kong and Sha Kok Mei Outline Zoning Plan No. S/SK-PK/11 北港及沙角尾分區計劃大綱核准圖編號 S/SK-PK/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Recreation 康樂
(f) Current use(s) 現時用途	Vacant 空置 (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 30/09/2025 (DD/MM/YYYY), this application involves a total of 2 “current land owner(s)”[#].
根據土地註冊處截至 30/09/2025 年 9 月 30 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 1 “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)
1	D.D. 217 Lot 728, 729 RP & 730 RP	02/10/2025

(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**Proposed Temporary Shop and Services (Automotive Products) for a Period of 3 Years**

擬議臨時商店及服務行業 (汽車產品) (為期 3 年)

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積 208.77sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 106.83sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 2

Proposed domestic floor area 擬議住用樓面面積 NAsq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 213.66sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 213.66sq.m ☒ About 約

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

擬議 2 個臨時構築物，構築物A長約 9m, 闊約 8.257m, 2層高約5.2m 下層用作零售商店，上層用作零售商店及儲存。

構築物B長約 6.503m, 闊約 5m, 2層高約5.2m 下層用作儲存及洗手間，上層用作寫字樓。

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

Private Car Parking Spaces 私家車車位 2 (5m x 2.5m)

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 1 (6.5m x 2.8m)

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

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

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間

星期一至六上午 8 時至下午 6 時；星期日及公眾假期休息。

<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>	<p>Yes 是</p> <p>No 否</p>	<p><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))</p> <p>鄉村車路通往大涌口路.....</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>																														
<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>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>																															
<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>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<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>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p>		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"/>
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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) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<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>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</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>
(f) Renewal period sought 要求的續期期間	<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。

1. 申請位置位于大涌口康樂用地，商店及服務行業屬有附帶條件的許可用途。
2. 申請位置駕車由西貢公路經大涌口路再經一少段約 18 m 的鄉村道路即可到達，需時只 1-2 分鐘，而於西貢公路巴士站步行到申請地點只需約 5 分鐘。
3. 申請位置用作臨時商店及服務行業（汽車產品），主要零售一般汽車配件、清潔用品、維護用品，例如燈膽、水撥、地氈、香薰、清潔劑、玻璃水及機油等等。
4. 申請位置的店舖外有 3 個車位，兩個私家車位（一個給訪客使用另一個給員工使用），餘下一個上落貨車位給輕型客貨車使用。
5. 我們每星期約有一至兩次上落貨，時間約上午 10 點至 12 點或下午 2 點至 4 點左右。而車輛的出入為每天 2-3 駕次，因此應該不會對鄰近交通構成影響。
6. 我們會於路口及零售商店場地門口安裝閉路電視，監察場地及車位及車路情況。
7. 申請位置擬議 2 個上蓋，構築物 A 長約 9m，闊約 8.257m，2 層高約 5.2m，下層用作零售商店，上層用作零售商店及儲存貨品。構築物 B 長約 6.503m，闊約 5m，2 層高約 5.2m，下層用作儲存及洗手間，上層用作寫字樓。
8. 我們的營業時間為星期一至六上午 8 時至下午 6 時，星期日及公眾假期休息。

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Pang Hing Yeun

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

30/09/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

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

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

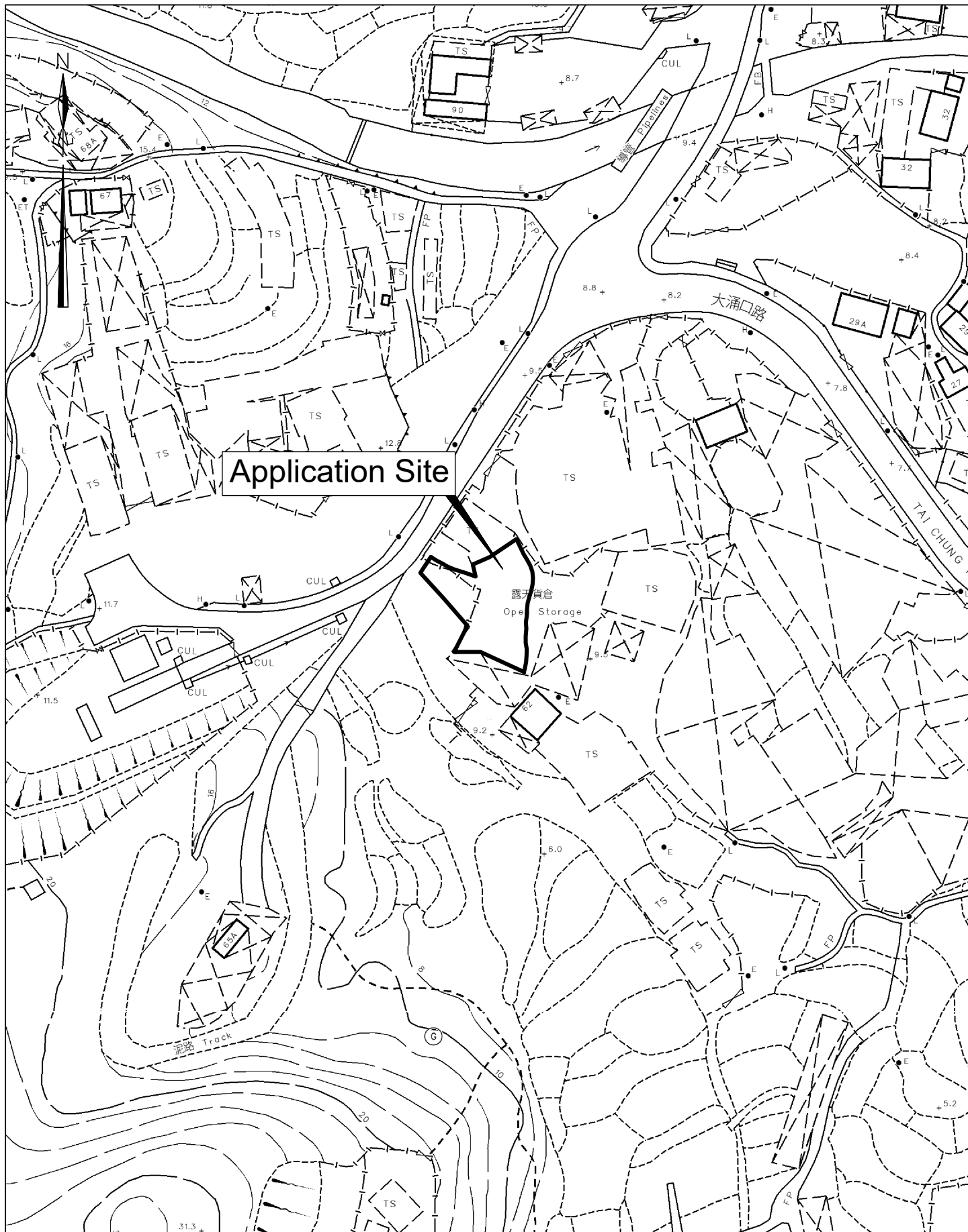
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	D.D. 217 Lot Nos. 728 (Part), 729 RP (Part) & 730 RP, Tai Chung Hau, Sai Kung, New Territories. 新界西貢大涌口丈量約份第217約地段第728號(部份) · 729號餘段(部份)及730號餘段
Site area 地盤面積	315.60 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 4.17 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Pak Kong and Sha Kok Mei Outline Zoning Plan No. S/SK-PK/11 北港及沙角尾分區計劃大綱核准圖編號 S/SK-PK/11
Zoning 地帶	Recreation 康樂
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 <u>3</u> <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	Proposed Temporary Shop and Services (Automotive Products) for a Period of 3 Years 擬議臨時商店及服務行業 (汽車產品) (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	213.66 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.677 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	2	
(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	5.2 m 米 <input type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	33.8 % <input checked="" 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		3
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		2 (5m x 2.5m) 1 (6.5m x 2.8m)
	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
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 checked="" type="checkbox"/>
Location Plan, Access Plan, Routing Plan		
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"/>
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。



Project Title :

Proposed Temporary Shop and Services (Automotive Products) for a Period of 3 Years

Drawing Title :

Location Plan (D.D. 217 Lot Nos. 728 (Part), 729 RP (Part) & 730 RP)

Scale :

1 : 1000

Plan No. :

CW/730/217/LOP

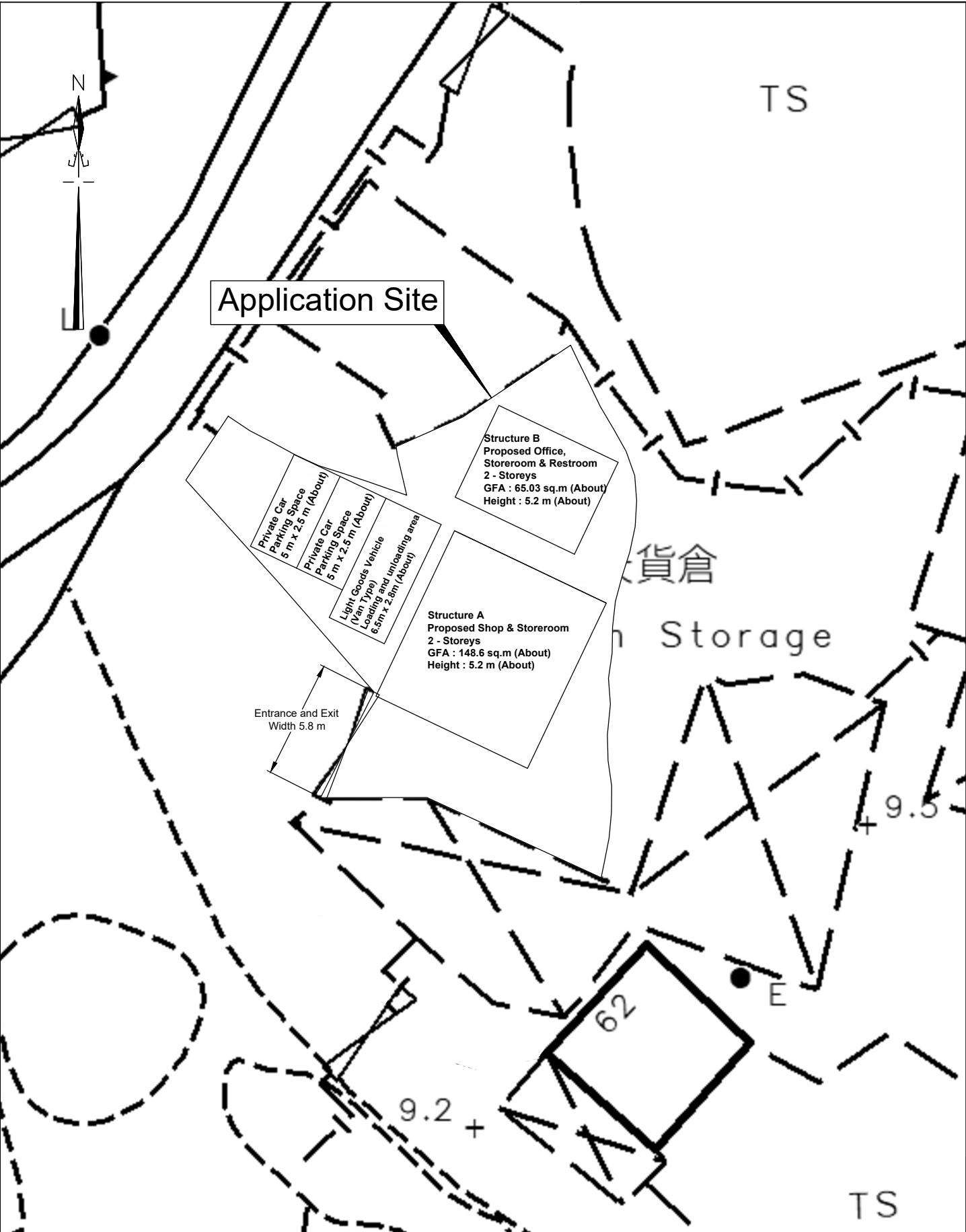
Date :

25-09-2025

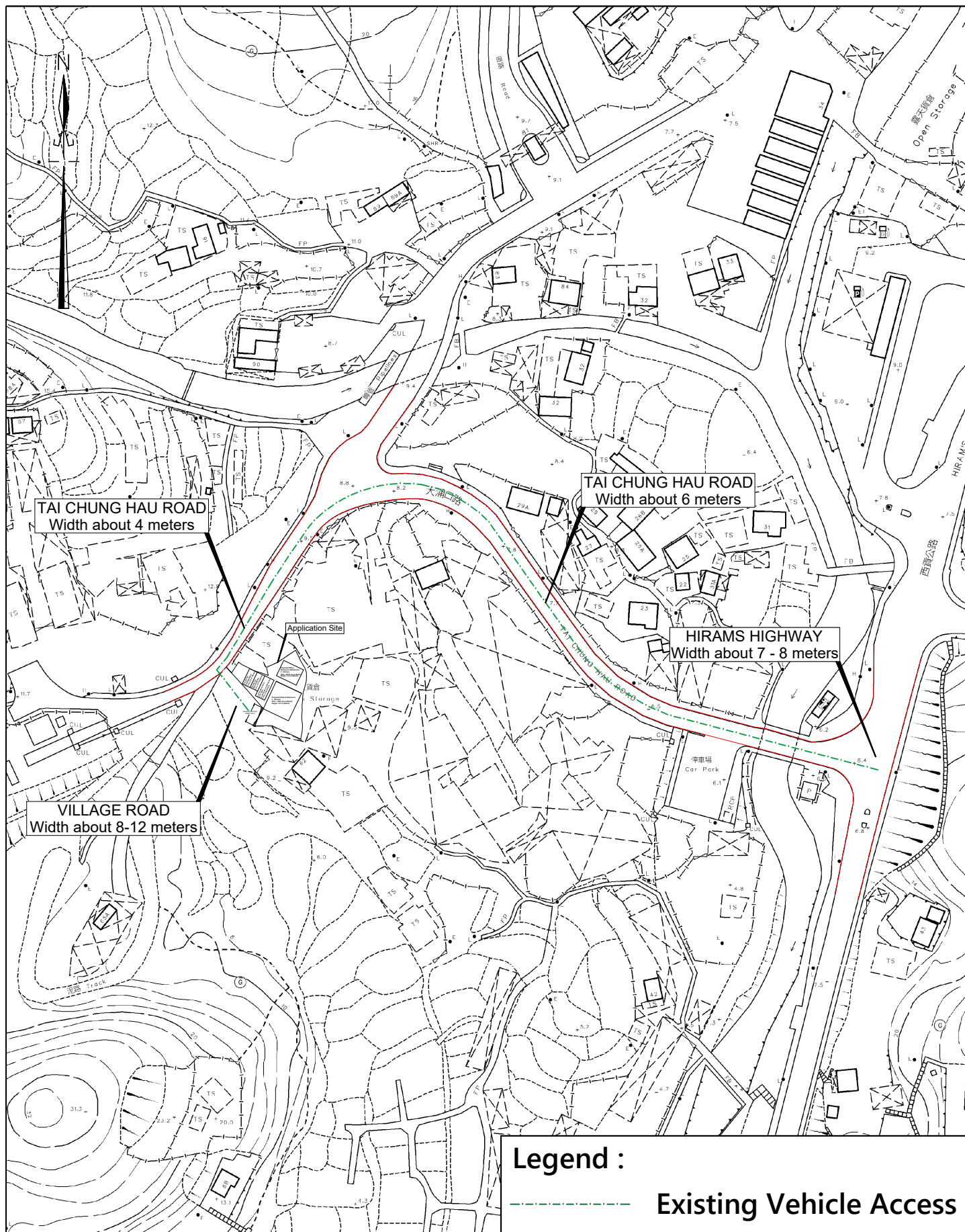
Survey Sheet No. :

7-SE-20B

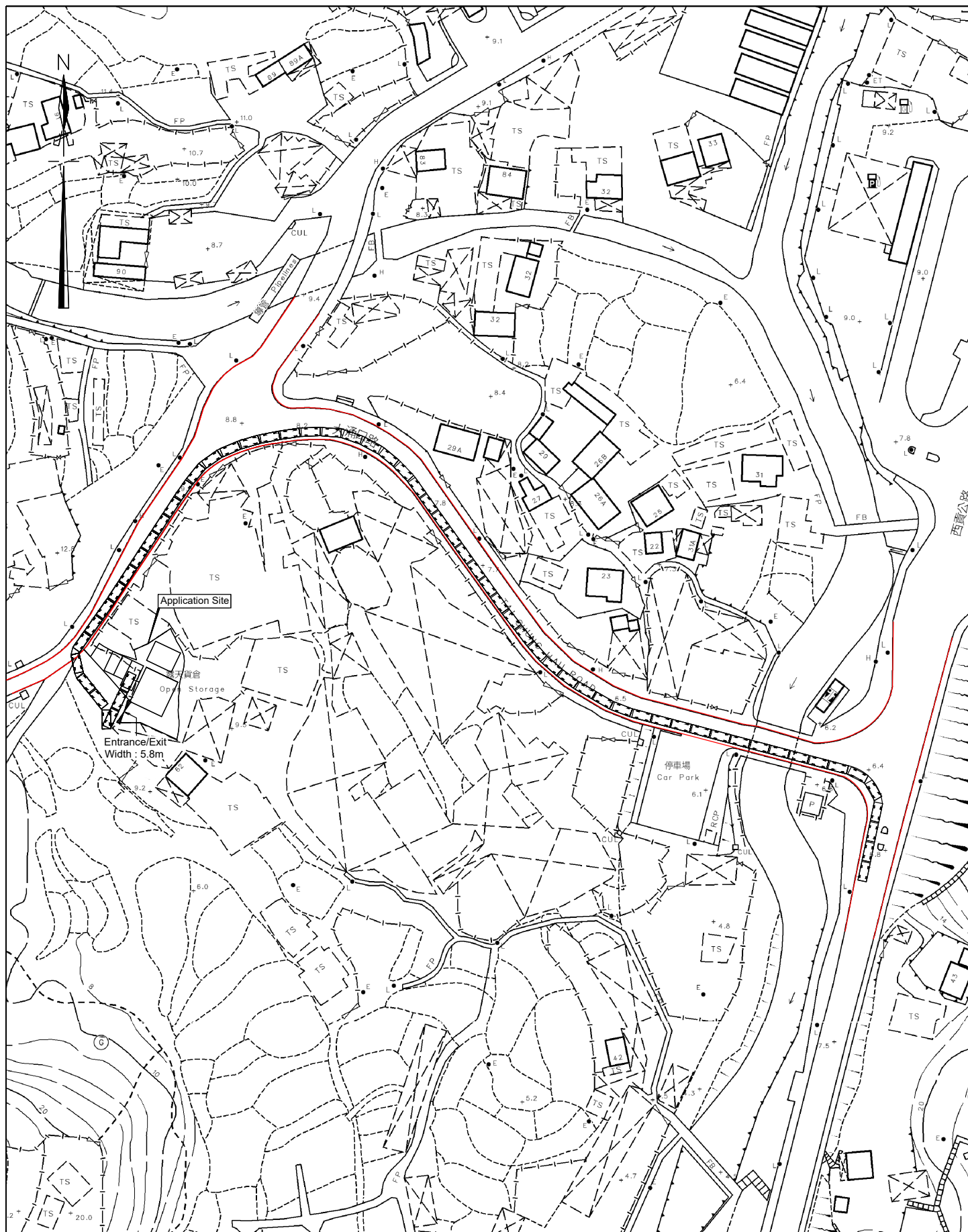
卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY



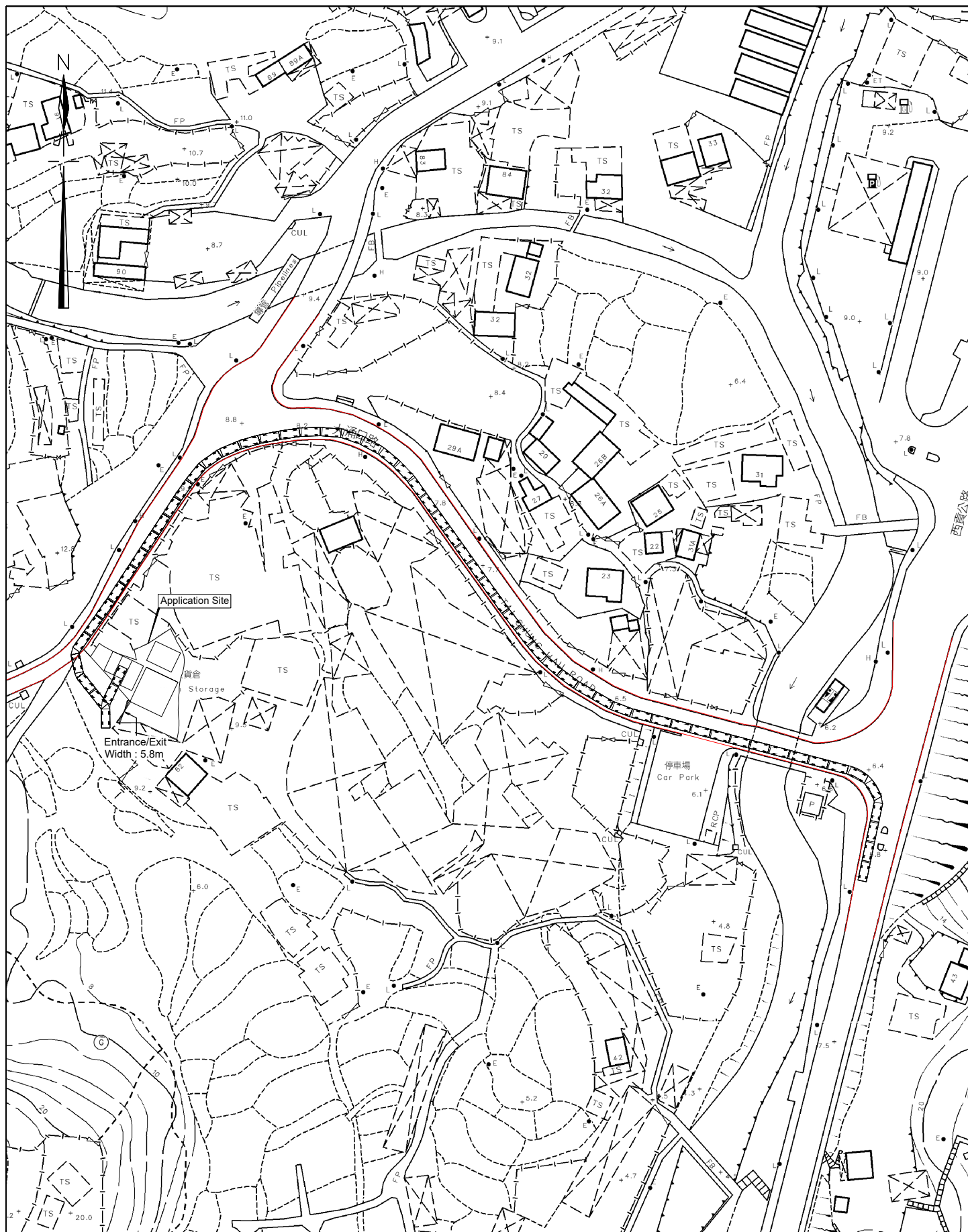
Project Title : Proposed Temporary Shop and Services (Automotive Products) for a Period of 3 Years	Scale : 1 : 250	Plan No. : CW/730/217/SHP
	Date : 25-09-2025	Survey Sheet No. : 7-SE-20B
Drawing Title : Layout Plan (D.D. 217 Lot Nos. 728 (Part), 729 RP (Part) & 730 RP)	卓 弘 測 量 服 務 公 司 CHUO WANG SURVEY SERVICES COMPANY	



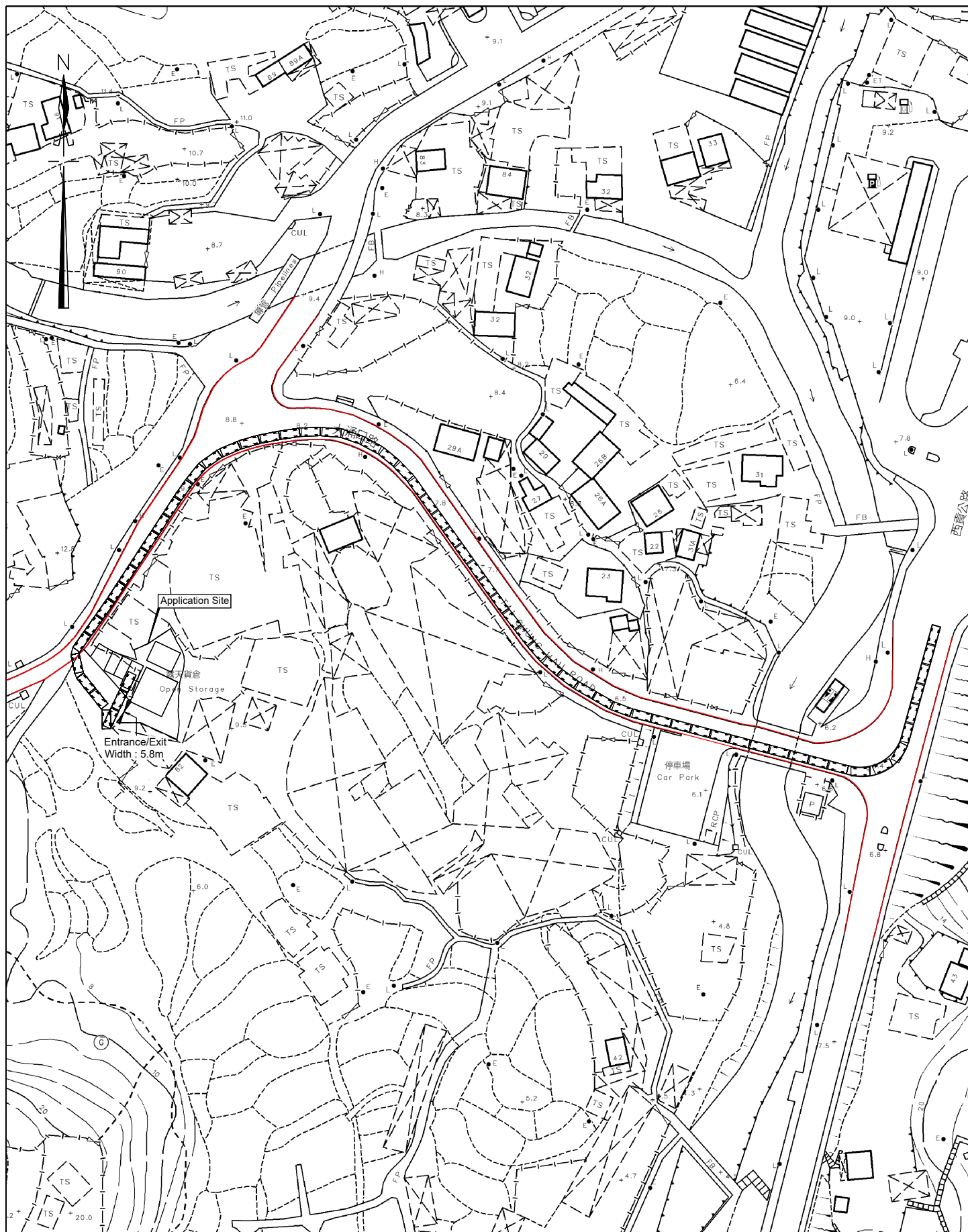
Project Title :	Scale : 1 : 1500	Plan No. : CW/730/217/ASP
Proposed Temporary Shop and Services (Automotive Products) for a Period of 3 Years	Date : 25-09-2025	Survey Sheet No. : 7-SE-20B
Drawing Title : Access Plan (D.D. 217 Lot Nos. 728 (Part), 729 RP (Part) & 730 RP)	卓 弘 測 量 服 務 公 司 CHUO WANG SURVEY SERVICES COMPANY	



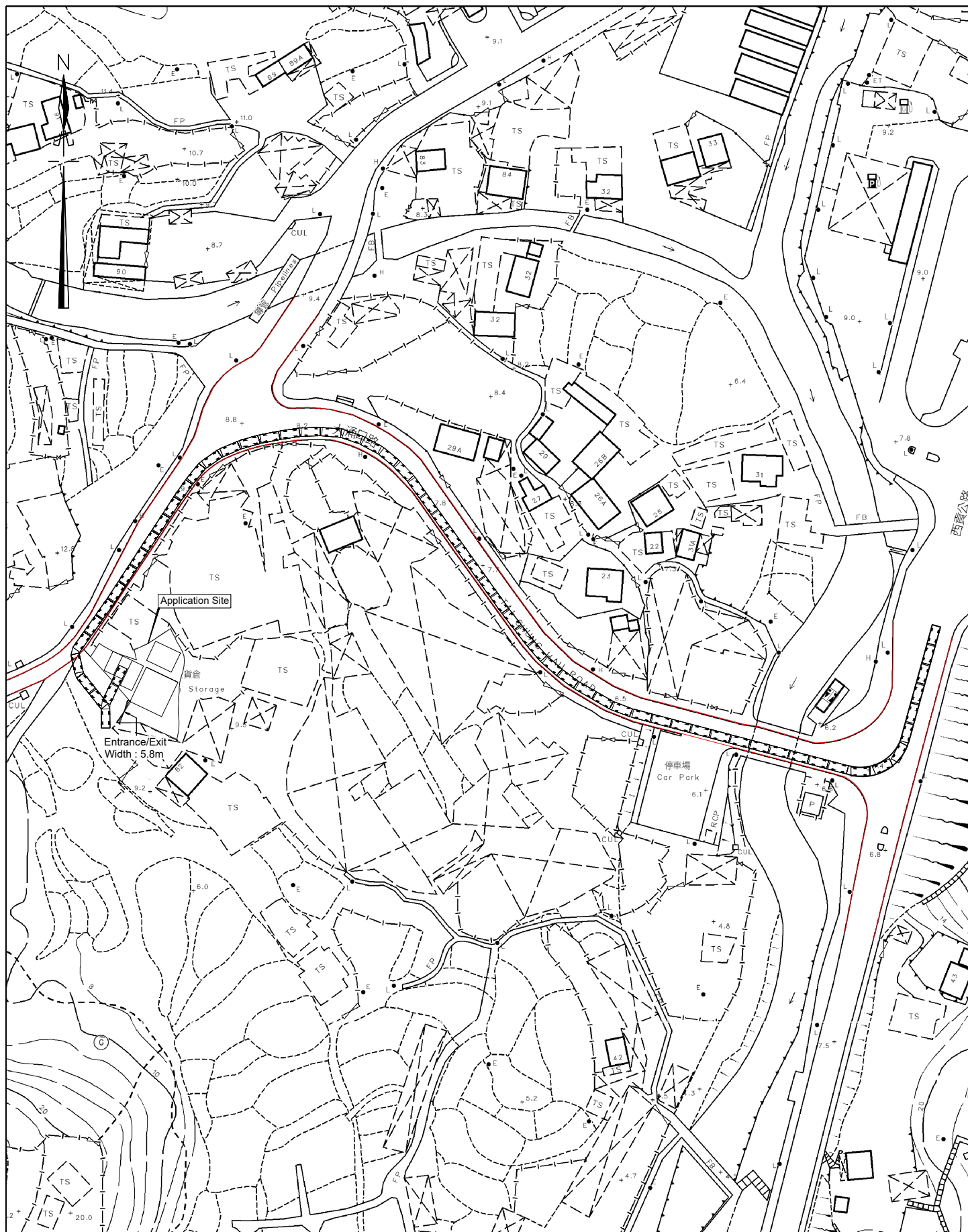
Project Title :	Scale : 1 : 1200	Plan No. : CW/730/217/ROP/1
Proposed Temporary Shop and Services (Automotive Products) for a Period of 3 Years	Date : 25-09-2025	Survey Sheet No. : 7-SE-20B
Drawing Title : Routing Plan (D.D. 217 Lot Nos. 728 (Part), 729 RP (Part) & 730 RP)	卓 弘 測 量 服 務 公 司 CHUO WANG SURVEY SERVICES COMPANY	



Project Title :	Scale : 1 : 1200	Plan No. : CW/730/217/ROP/2
Proposed Temporary Shop and Services (Automotive Products) for a Period of 3 Years	Date : 25-09-2025	Survey Sheet No. : 7-SE-20B
Drawing Title : Routing Plan (D.D. 217 Lot Nos. 728 (Part), 729 RP (Part) & 730 RP)	卓 弘 測 量 服 務 公 司 CHUO WANG SURVEY SERVICES COMPANY	



Project Title :	Scale : 1 : 1200	Plan No. : CW/730/217/ROP/3
Proposed Temporary Shop and Services (Automotive Products) for a Period of 3 Years	Date : 25-09-2025	Survey Sheet No. : 7-SE-20B
Drawing Title : Routing Plan (D.D. 217 Lot Nos. 728 (Part), 729 RP (Part) & 730 RP)	卓 弘 測 量 服 務 公 司 CHUO WANG SURVEY SERVICES COMPANY	



Project Title :	Scale : 1 : 1200	Plan No. : CW/730/217/ROP/4
Proposed Temporary Shop and Services (Automotive Products) for a Period of 3 Years	Date : 25-09-2025	Survey Sheet No. : 7-SE-20B
Drawing Title : Routing Plan (D.D. 217 Lot Nos. 728 (Part), 729 RP (Part) & 730 RP)	卓 弘 測 量 服 務 公 司 CHUO WANG SURVEY SERVICES COMPANY	

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

From: pang hingyeun <[REDACTED]>
Sent: Monday, January 19, 2026 9:06 AM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>; Adrian Sung Ngai CHIU/PLAND <[REDACTED]>
Subject: A/SK-PK/315 (FI)

Dear Sir/Madam,

This email supersedes the ones submitted on January 13, 2026, at 11:17 AM and January 16, 2026, at 14:09 PM.

We are responding to the TD's comments.

1. We clarify that the light goods vehicle parking location is just a loading and unloading area, it is not for parking space.
2. The dimensions of the loading unloading area are 7m x 3.5m.
3. The entrance and exit are for pedestrian use only.

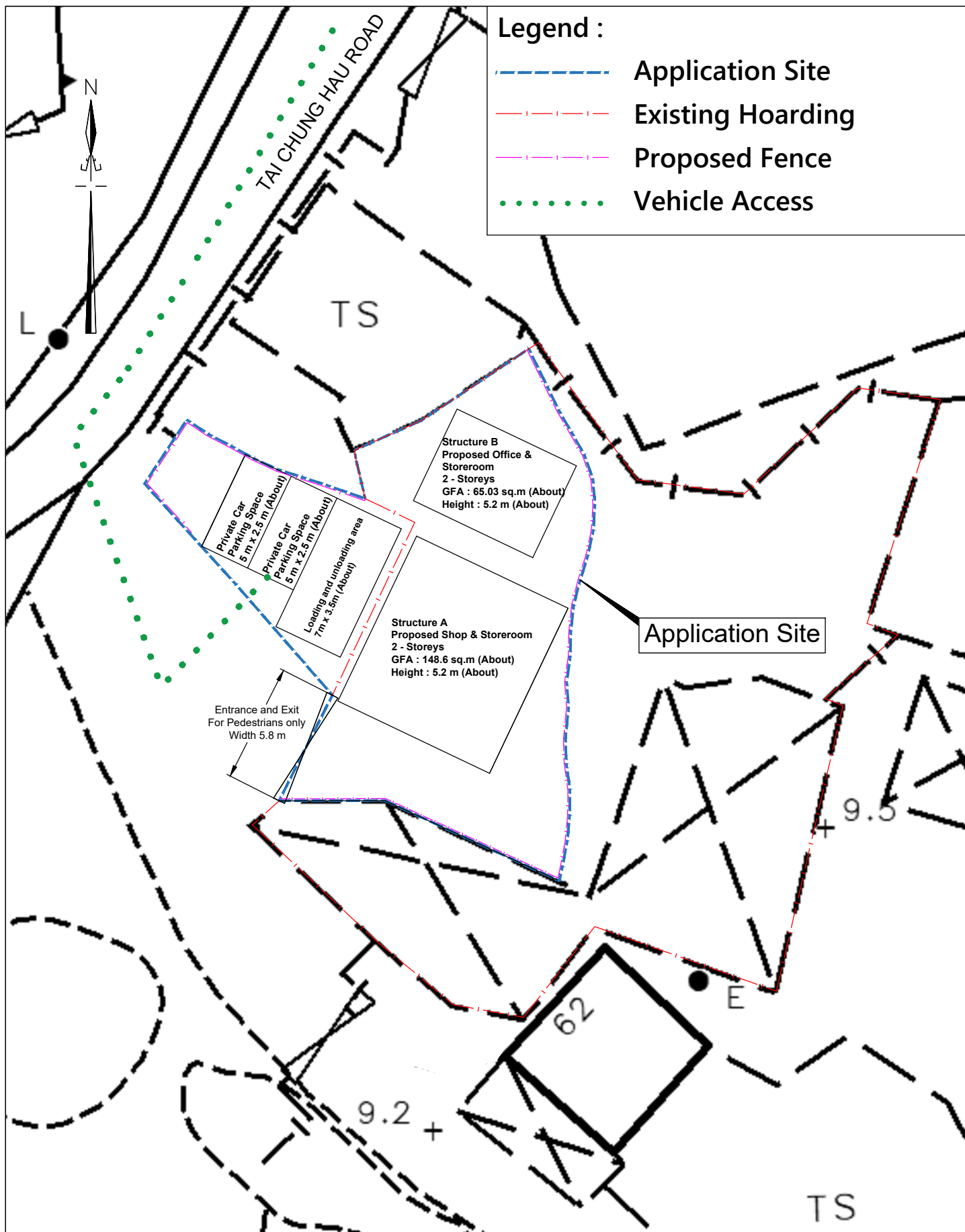
We are responding to the EPD's comments.

1. The application site will not engage in activities such as vehicle repair, car detailing, or car washing.
2. Regarding the restroom issue, we can use eco-friendly portable toilets or use the public toilets at Tai Chung Hau.

At the same time, We are attaching further information and plan for your reference and record.

Thank You !

Regards,
H.Y.Pang



Project Title :	Scale : 1 : 250	Plan No. : CW/730/217/SHP
Proposed Temporary Shop and Services (Automotive Products) for a Period of 3 Years	Date : 25-09-2025	Survey Sheet No. : 7-SE-20B
Drawing Title : Layout Plan (D.D. 217 Lot Nos. 728 (Part), 729 RP (Part) & 730 RP)	卓 弘 測 量 服 務 公 司 CHUO WANG SURVEY SERVICES COMPANY [Redacted] [Redacted] [Redacted]	

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	Proposed Temporary Shop and Services (Automotive Products) for a Period of 3 Years 擬議臨時商店及服務行業 (汽車產品) (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 208.77sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 106.83sq.m <input checked="" type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 2 Proposed domestic floor area 擬議住用樓面面積 NAsq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 213.66sq.m <input checked="" type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 213.66sq.m <input checked="" 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) 擬議 2 個臨時構築物，構築物A長約 9m, 闊約 8.257m, 2層高約5.2m 下層用作零售商店，上層用作零售商店及儲存。 構築物B長約 6.503m, 闊約 5m, 2層高約5.2m 下層用作儲存及洗手間，上層用作寫字樓。 Proposed number of car parking spaces by types 不同種類停車位的擬議數目 Private Car Parking Spaces 私家車車位 2 (5m x 2.5m) Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 1 (7m x 3.5m) 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)	

7. Justifications 理由

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

1. 申請位置位于大涌口康樂用地，商店及服務行業屬有附帶條件的許可用途。
2. 申請位置駕車由西貢公路經大涌口路再經一少段約 18 m 的鄉村道路即可到達，需時只 1-2 分鐘，而於西貢公路巴士站步行到申請地點只需約 5 分鐘。
3. 申請位置用作臨時商店及服務行業（汽車產品），主要零售一般汽車配件、清潔用品、維護用品，例如燈膽、水撥、地氈、香薰、清潔劑、玻璃水及機油等等。
4. 申請位置的店舖外有兩個私家車位（一個給訪客使用另一個給員工使用），鄰近有一個上落貨位置，該位置約 7m x 3.5m 只提供給予上落貨，不提供停泊。
5. 我們每星期約有一至兩次上落貨，時間約上午 10 點至 12 點或下午 2 點至 4 點左右。而車輛的出入為每天 2-3 駕次，因此應該不會對鄰近交通構成影響。
6. 我們會於路口及零售商店場地門口安裝閉路電視，監察場地及車位及車路情況。
7. 申請位置擬議 2 個上蓋，構築物 A 長約 9m，闊約 8.257m，2 層高約 5.2m 下層用作零售商店，上層用作零售商店及儲存貨品。構築物 B 長約 6.503m，闊約 5m，2 層高約 5.2m 下層用作儲存，上層用作寫字樓。
8. 如需要使用洗手間，我們可使用環保流動廁所並按排定時由環保公司處理污水或使用大涌口公廁。
9. 我們的營業時間為星期一至六上午 8 時至下午 6 時，星期日及公眾假期休息。

(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	213.66 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.677 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	2	
(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	5.2 m 米 <input type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	33.8 % <input checked="" 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 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		2 2 (5m x 2.5m)
	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) _____ _____		1 1 (7m x 3.5m)

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From: pang hingyeun <[REDACTED]>
Sent: Thursday, January 22, 2026 5:34 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/SK-PK/315 (FI)

Dear Sir/Madam,

We respond to Lands Department' s comments.

We understand that no structures can be built on government land or government land can be illegally occupied without prior approval from the government.

We understand that the government land for the applied site has been fenced off. If the application is approved, we will apply to the Lands Department for leasing the land. If the application is not approved, we will dismantle and return the government land.

If the application is approved, we will apply to lands department for a STW to allow the construction of a building on private land, while simultaneously applying for a STT to allow the occupation of government land.

We understand that the application site is located near government land. If we receive approval, we will hire a professional surveyor to measure the boundaries, a fence will be built within the boundaries of the application site, ensuring that we do not illegally occupy the government land.

Thank You !

Regards,

H.Y.Pang

從 [Outlook](#)傳送

**Similar s.16 Applications within the same and adjoining “REC” zones on
the Pak Kong and Sha Kok Mei Outline Zoning Plan in the past five years**

Approved

Application No.	Proposed Use	Location	Date of Consideration	Approval Conditions
A/SK-PK/294	Proposed Temporary Shop and Services with Ancillary Office for a Period of Three Years	Lots 767, 769 and 770 (Part) in D.D. 217, Tai Chung Hau Road Track, Sai Kung, New Territories	5.4.2024	(a) to (g)
A/SK-PK/296	Proposed Temporary Shop and Services for a Period of Three Years	Lots 762 (Part), 961 (Part), 962 (Part) and 963 (Part) in D.D. 217, Tai Chung Hau Road Track, Sai Kung, New Territories	20.9.2024	(a) to (g)
A/SK-PK/308	Proposed Temporary Shop and Services for a Period of Three Years	Lot 61 RP in D.D. 217, Pak Kong, Sai Kung, New Territories	24.10.2025	(a) to (g)
A/SK-PK/309	Proposed Temporary Shop and Services for a Period of Three Years	Lot 75 RP in D.D. 217, Pak Kong, Sai Kung, New Territories	24.10.2025	(a) to (g)
A/SK-PK/314	Proposed Temporary Shop and Services with Ancillary Office for a Period of Three Years	Lots 767, 769 and 770 (Part) in D.D. 217, Tai Chung Hau Road Track, Sai Kung, New Territories	9.1.2026	(a) to (g)

Approval Conditions

- (a) the submission of a drainage proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (b) in relation to (a) above, the implementation of the drainage proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board;

- (c) in relation to (b) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (d) the submission of a fire service installations proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board;
- (e) in relation to (d) above, the implementation of the fire service installations proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board;
- (f) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (a), (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

Government Departments' General Comments

1. Building Matter

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

- (a) no in-principle objection under the Buildings Ordinance to the application; and
- (b) the advisory comments are detailed at **Appendix IV**.

2. Traffic

Comments of the Commission of Transport:

- (a) no objection to the application; and
- (b) the track leading to the subject site is not under Transport Department's management.

Comments of the Chief Highway Engineer/New Territories East, Highways Department:

- (a) no comment to the application from highway maintenance point of view; and
- (a) the existing track leading to the Site is not maintained by Highways Department.

3. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- (a) no adverse comment on the application; and
- (b) according to aerial photo taken in 2024 and the site photos taken by DPO on 16 December 2025, the Site is situated in area of miscellaneous rural fringe landscape characterised by temporary structures to the north, west and east of the Site. Tree clusters are found to the south of the Site. The Site is largely hard paved. No existing landscape resources are observed within the Site. No significant adverse landscape impact arising from the proposed use is anticipated.

4. Drainage

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

- (a) no comment on the application provided that adequate stormwater drainage and sewerage facilities are implemented, with a view to avoid causing any adverse drainage impact to the areas or nuisance to the adjoining areas;

- (b) given the nature of use and considering similar approved planning applications, relevant approval conditions of submission and implementation of drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board would be included shall the application is being approved;
- (c) maintenance at all times for the implemented drainage facilities during the approval period is also required; and
- (d) no DSD's drainage and sewerage facility near the concerned location.

5. Fire Safety

Comments of the Director of Fire Services:

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

6. District Officer's Comments

Comments of the District Officer/Sai Kung (SKDO), Home Affairs Department:

- (a) no comment on the application;
- (b) no works projects or facilities of SKDO will be affected by the application; and
- (c) this office has not received any comment from the local community before.

7. Other Departments' Comments

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

- (a) Director of Environmental Protection;
- (b) Chief Engineer/Construction, Water Supplies Department;
- (c) Director of Agriculture, Fisheries and Conservation; and
- (d) Director of Electrical and Mechanical Services.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Sai Kung, Lands Department that:

Unlawful occupation of Government Land (GL) adjoining the said private lots covered by the planning application

- (i) a STW should be applied to his office to permit the structures to be erected within the said private lots and a STT to permit the occupation of the GL. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, 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;

Unlawful occupation of GL not covered by the planning application

- (ii) the lot owners/applicant shall either (i) remove the unauthorised structures and cease the illegal occupation of the GL not covered by the subject planning application immediately; or (ii) include the unauthorised structures and the adjoining GL being illegally occupied in the subject planning application for the further consideration by the relevant departments and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to this office for a STW to permit the structures erected and a STT to permit the occupation of the GL. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owners/applicant for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL;

- (b) to note the comments of the Chief Building Surveyor/New Territories East (2) & Rail, Buildings Department (BD) that:

- (i) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the application site, prior approval and consent of BD should be obtained, otherwise they are Unauthorized Building Works. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO);
- (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations respectively;
- (iii) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulation at the building plan submission stage;

- (iv) detailed comments under the BO will be provided at the building plan submission stage;
- (c) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, relevant layout plans incorporated with the proposed FSIs to D of FS for approval should be submitted. The layout plans should be drawn to scale and depicted with dimensions and the nature of occupancy and the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (ii) if the proposed structures are required to comply with the BO, detailed fire safety requirements will be formulated upon receipt of the formal submission of general building plans.

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月04日星期日 3:51
收件者: tpbpd/PLAND
主旨: A/SK-PK/315 DD 217 Tai Chung Hau
類別: Internet Email

A/SK-PK/315

Lots 728 (Part), 729 RP (Part) and 730 RP in D.D. 217 and Adjoining Government Land, Tai Chung Hau, Sai Kung

Site area: About 315.6sq.m Includes Government Land of about 4.17sq.m

Zoning: "Recreation"

Applied use: Shop and Services (Automotive Products) / 3 Vehicle Parking

Dear TPB Members,

The application is to legitimize an existing brownfield operation. There are a number of similar operations in the district but also appear to be in the same position.

How come only this site has been targeted?

Mary Mulvihill