

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

2500752

8/4 By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/8K-7LS/67
	Date Received 收到日期	2025-05-13

1. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有)，送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書處。
2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>），亦可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓）索取。
3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(Mr. 先生 / Mrs. 夫人 / Miss 小姐 / Ms. 女士 / Company 公司 / Organisation 機構)

Tsang Kwok Pong 曾國幫 Tsang Shuk Kuen 曾淑娟 Tsang Wai Kit 曾偉傑

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(Mr. 先生 / Mrs. 夫人 / Miss 小姐 / Ms. 女士 / Company 公司 / Organisation 機構)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼 (如適用)	Lot No. 275 (Part) in D.D. 401 Ma Yau Tong, Sai Kung
(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 962 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	NA 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/SK-TLS/10
(e) Land use zone(s) involved 涉及的土地用途地帶	Village Type Development
(f) Current use(s) 現時用途	<p>Private car parking places by local residents (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)</p>

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 28/03/2025 (DD/MM/YYYY), this application involves a total of 12 "current land owner(s)"##.
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」##。

(b) The applicant 申請人 -

has obtained consent(s) of 9 "current land owner(s)"##.
已取得 名「現行土地擁有人」##的同意。

Details of consent of "current land owner(s)"## obtained 取得「現行土地擁有人」##同意的詳情

No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
9	D.D. 401 Lot No. 275	31/03/2025 01 & 07/04/2025
		30/04/2025

(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	Temporary Private Car Park (Private Cars Only) for a period of 3 years (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	962 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	NA .....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	NA
Proposed domestic floor area 擬議住用樓面面積	NA .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	NA .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	NA .....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)	
NA	
.....	
.....	

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	35
Motorcycle Parking Spaces 電單車車位	NA
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NA
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NA
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NA
Others (Please Specify) 其他 (請列明)	NA

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	NA
Coach Spaces 旅遊巴車位	NA
Light Goods Vehicle Spaces 輕型貨車車位	NA
Medium Goods Vehicle Spaces 中型貨車車位	NA
Heavy Goods Vehicle Spaces 重型貨車車位	NA
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間

24 hours.....

<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><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><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p>No 否</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</p> <p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p>																																									
	<p>No 否</p> <p><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><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</p> <p>Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約</p> <p>Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土</p> <p>Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約</p> <p>Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土</p> <p>Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約</p> <p>Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p>																																									
	<p>No 否</p> <p><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> <tr> <td>On environment 對環境</td> <td><input type="checkbox"/> Yes 會</td> <td><input type="checkbox"/> No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td><input type="checkbox"/> Yes 會</td> <td><input type="checkbox"/> No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td><input type="checkbox"/> Yes 會</td> <td><input type="checkbox"/> No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td><input type="checkbox"/> Yes 會</td> <td><input type="checkbox"/> No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td><input type="checkbox"/> Yes 會</td> <td><input type="checkbox"/> No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td><input type="checkbox"/> Yes 會</td> <td><input type="checkbox"/> No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td><input type="checkbox"/> Yes 會</td> <td><input type="checkbox"/> No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td><input type="checkbox"/> Yes 會</td> <td><input type="checkbox"/> No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td><input type="checkbox"/> Yes 會</td> <td><input type="checkbox"/> No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td><input type="checkbox"/> Yes 會</td> <td><input type="checkbox"/> No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> </table>		On environment 對環境	<input type="checkbox"/> Yes 會	<input type="checkbox"/> No 不會	<input checked="" type="checkbox"/>	On traffic 對交通	<input type="checkbox"/> Yes 會	<input type="checkbox"/> No 不會	<input checked="" type="checkbox"/>	On water supply 對供水	<input type="checkbox"/> Yes 會	<input type="checkbox"/> No 不會	<input checked="" type="checkbox"/>	On drainage 對排水	<input type="checkbox"/> Yes 會	<input type="checkbox"/> No 不會	<input checked="" type="checkbox"/>	On slopes 對斜坡	<input type="checkbox"/> Yes 會	<input type="checkbox"/> No 不會	<input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	<input type="checkbox"/> Yes 會	<input type="checkbox"/> No 不會	<input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	<input type="checkbox"/> Yes 會	<input type="checkbox"/> No 不會	<input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	<input type="checkbox"/> Yes 會	<input type="checkbox"/> No 不會	<input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	<input type="checkbox"/> Yes 會	<input type="checkbox"/> No 不會	<input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	<input type="checkbox"/> Yes 會	<input type="checkbox"/> No 不會	<input checked="" type="checkbox"/>
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Visual Impact 構成視覺影響	<input type="checkbox"/> Yes 會	<input type="checkbox"/> No 不會	<input checked="" type="checkbox"/>																																							
Others (Please Specify) 其他 (請列明)	<input type="checkbox"/> Yes 會	<input type="checkbox"/> No 不會	<input checked="" type="checkbox"/>																																							

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>..... </p>
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<p>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期</p>	
(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	
	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____
(e) Approval conditions 附帶條件	Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

7. Justifications 理由

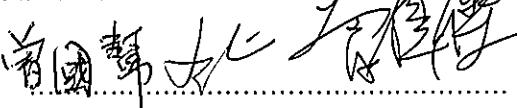
The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

1. The applicants are all local residents and try to regulate car parking places on the uncovered part of land on Lot No. 275.
2. Car parking places are limited in Ma Yau Tong Village. This piece of level land on Lot No. 275 is viable leading to Po Lam Road via the existing vehicular access.
3. The carpark does not affect drainage and environment, and has no landscape impact.
4. The carpark does not open for public but for local residents only.

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

曾國幫 曾淑娟 曾偉傑

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

HKIP 香港規劃師學會 / HKIA 香港建築師學會 /

HKIS 香港測量師學會 / HKIE 香港工程師學會 /

HKILA 香港園境師學會 / HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他

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

07 / 04 / 2025

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lot No. 275 (Part) in D.D. 401, Mau Yau Tong, Sai Kung 西貢馬遊塘村，丈量約份第401約地段，第275號(部份)		
Site area 地盤面積	962	sq. m 平方米	<input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/SK-TLS/10		
Zoning 地帶	Village Type Development 鄉村式發展		
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	Temporary Private Car Park (Private Cars Only) 臨時私人停車場 (只供私家車)		

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	□ About 約 □ Not more than 不多於 NA	□ About 約 □ Not more than 不多於 NA
(ii) No. of blocks 幢數	Non-domestic 非住用	□ About 約 □ Not more than 不多於 NA	□ About 約 □ Not more than 不多於 NA
	Domestic 住用	NA	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA □ (Not more than 不多於)	米 m
		NA □ (Not more than 不多於)	Storeys(s) 層
(iv) Site coverage 上蓋面積	Non-domestic 非住用	NA □ (Not more than 不多於)	米 m
		NA □ (Not more than 不多於)	Storeys(s) 層
(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) 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)	35 35 NA NA NA NA NA NA	% □ About 約 NA

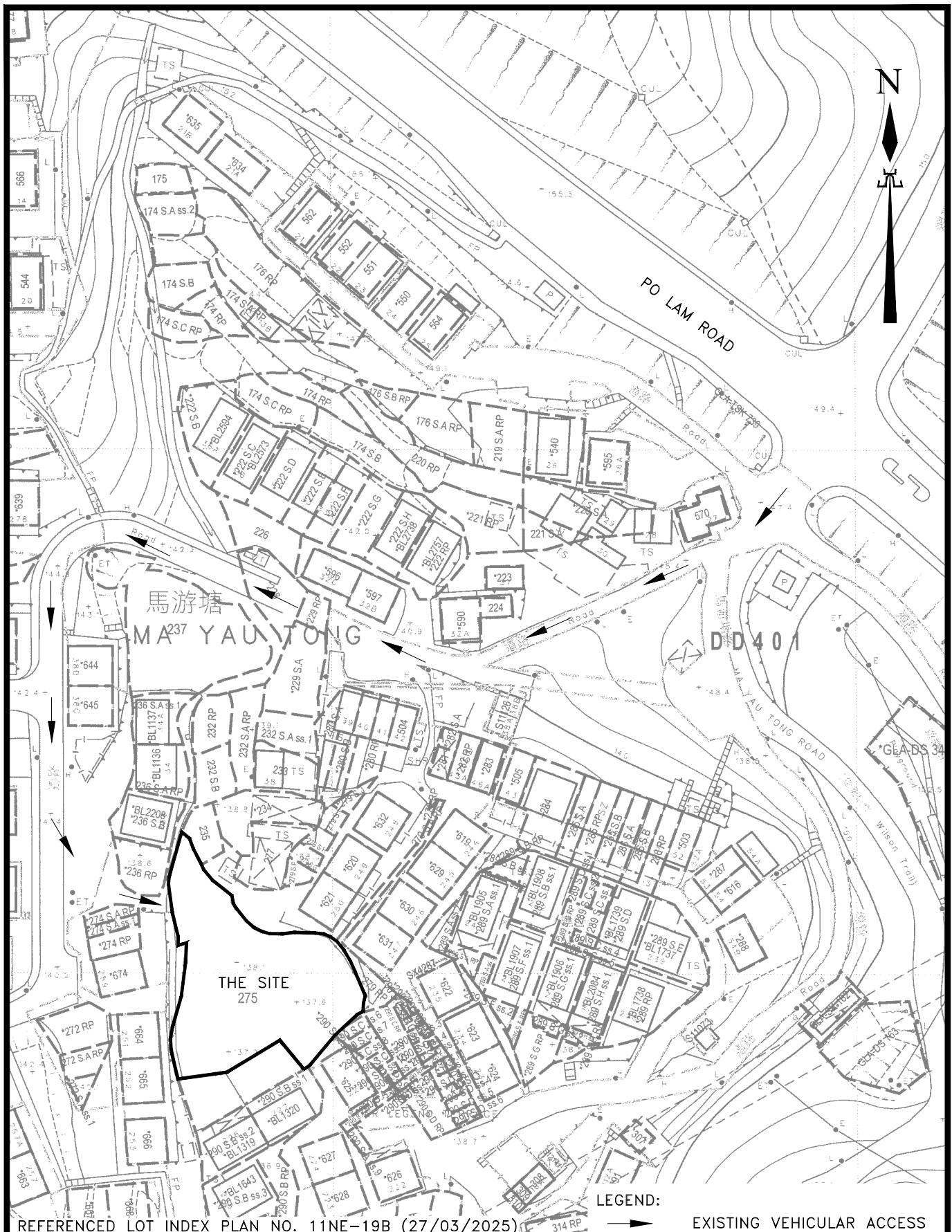
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
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"/>
<u>Site Plan 1:1000 showing the existing vehicular access to Po Lam Road</u>		
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。



HENG FAI CONSULTING LIMITED
恒輝專業顧問有限公司

UNIT 1, 7/F, METROPOLE SQUARE, 2 ON YIU STREET, SHEK MUN, NEW TERRITORIES

電話 : 2687 6556
 傳真 : 2687 6596

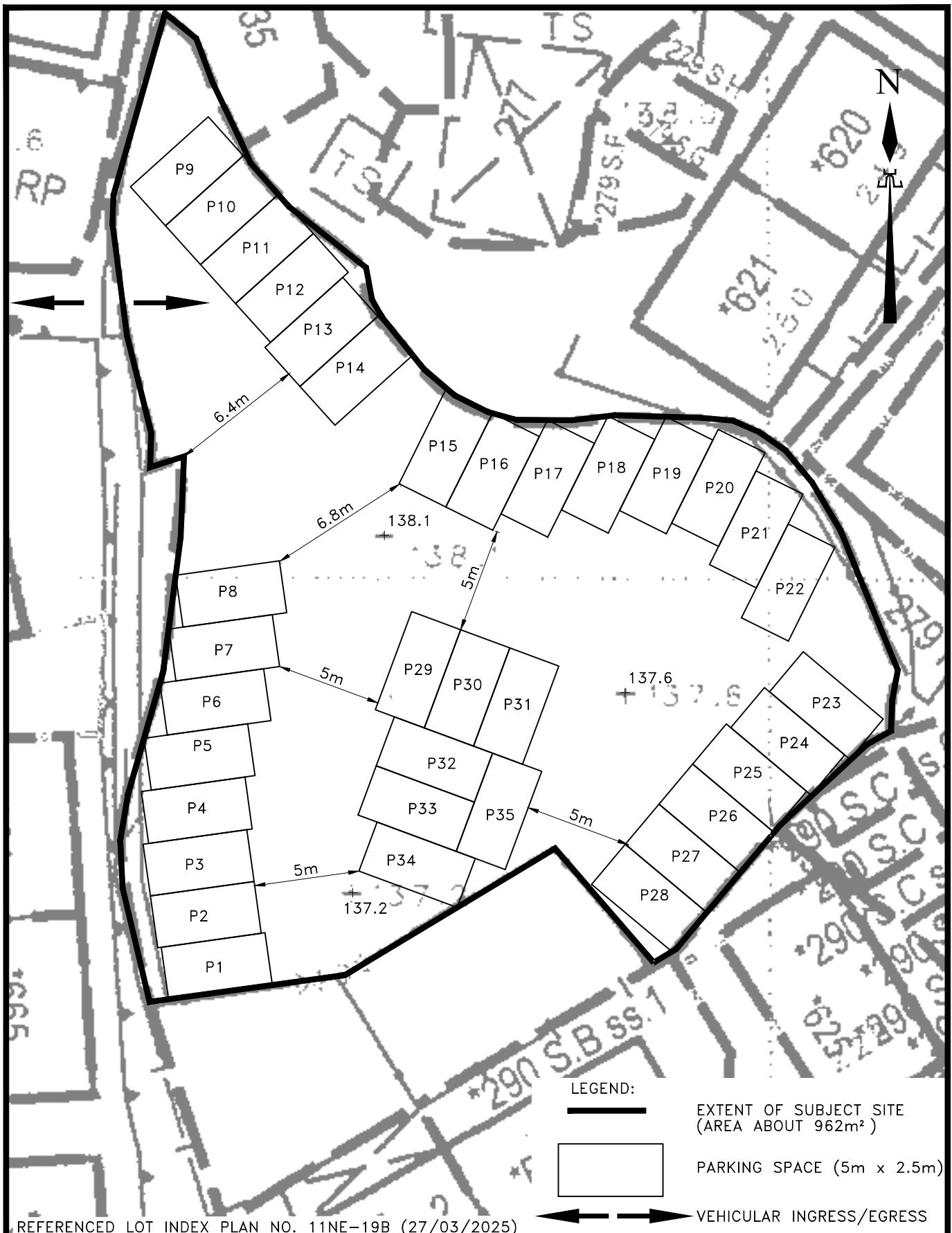
PROJECT:
 TEMPORARY CAR PARK ON LOT NO. 275 (PART) IN D.D. 401
 MA YAU TONG, SAI KUNG, N.T.

TITLE : SITE PLAN

DWG. NO. : 24/44/T01

SCALE : XXXXXXXXXX

DATE : 07/04/2025



HENG FAI CONSULTING LIMITED
恒輝專業顧問有限公司

UNIT 1, 7/F, METROPOLE SQUARE, 2 ON YIU STREET, SHEK MUN, SHATIN, NEW TERRITORIES

電話 : 2687 6556
 傳真 : 2687 6596

PROJECT: TEMPORARY CAR PARK ON LOT NO. 275 (PART) IN D.D. 401
 MA YAU TONG, SAI KUNG, N.T.

TITLE : LAYOUT PLAN

DWG. NO. : 24/44/T02

SCALE : XXXXXXXXXX

DATE : 07/04/2025

本人檔號 : 24/44/L04
貴處檔號 :

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

城市規劃委員啟：

新界西貢馬遊塘村, D.D. 401, Lot No. 275 號(部份)地段
申請臨時私人停車場(只供私家車)的運作日及時間

本人為上述地段作為臨時停車場(只供私家車)的申請人，現通知 貴會上述停車場的運作日為全年 365 日，包括所有公眾假期，星期一至星期日，每日 24 小時開放及運作。

曾國龜
TSANG Kwok Pong

曾國賢
TSANG Shuk Kuen

曾偉傑
TSANG Wai Kit

2025 年 5 月 16 日

Urgent Return receipt Expand Group Restricted Prevent Copy

寄件者:

2025年09月03日星期三 16:41

收件者:

TPB Submission/PLAND; [REDACTED]

主旨:

A/SK-TLS/67 Planning Application for Temporary Private Car Park on Lot No. 275(Part) in D.D. 401, Ma Yau Tong, Sai Kung

附件:

250903 Respond to comments.pdf

類別: Internet Email

Dear Sir/Madam,

We are pleased to furnish you with letters responding to various comments from Transport Department, Lands Department and Sai Kung District Office.

Moreover, we also clarify that private cars without a valid motor vehicle licence from Transport Department are not permitted for parking.

Regards

The Applicants :

TSANG Kwok Pong

TSANG Shuk Kuen

TSANG Wai Kit

本人檔號 : 24/44/L06
貴處檔號 : TPB/A/SK-TLS/67

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

城市規劃委員啟：

**新界西貢馬遊塘村
D.D. 401, Lot No. 275 號地段(部份)，申請臨時私人停車場(只供私家車)
回覆運輸署於 2025 年 6 月 3 日提出的意見**

本人等為上述地段作為臨時私人停車場(只供私家車)的申請人，本人曾於 2025 年 6 月 12 日致電與運輸署工程師詹子升先生查詢及了解運輸署的意見，現在以書面回覆運輸署的 3 點意見如下：

1. 臨時私人停車場是經過村內的消防通道連接至寶林路，此消防通道應可符合運輸署的路徑分析(Swept Path Analysis)的要求(請見附圖及相片)，
2. 臨時私人停車場是僅供村民使用，並不對外開放，平日村民都是使用公共交通工具早出晚歸，只有假日常會使用私家車作休閒活動，故此我們相信此停車場不會影響寶林路的交通高峰流量，
3. 臨時私人停車場並不設電單車車位。

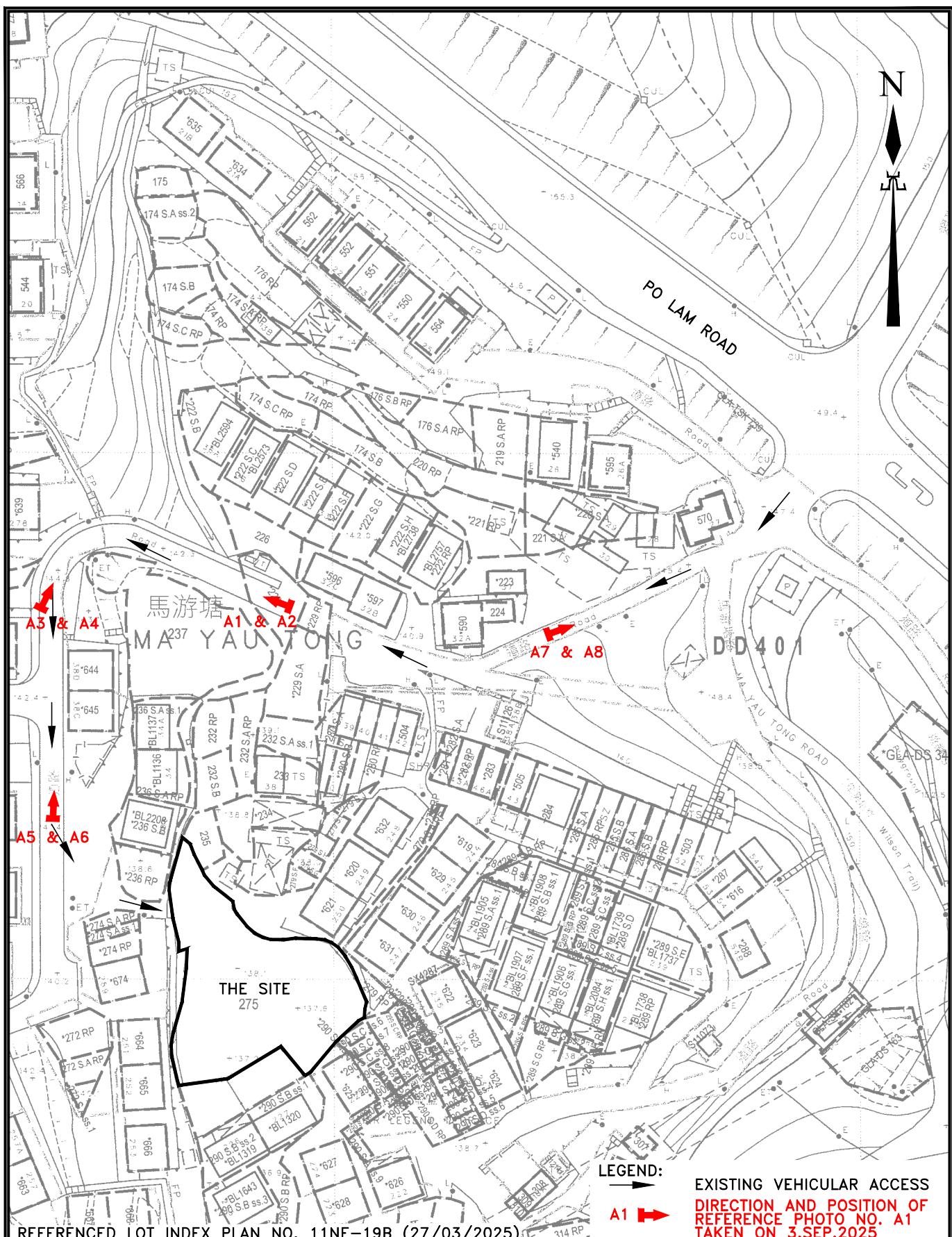
敬希審批，謝謝。


TSANG Kwok Pong


TSANG Shuk Kuen


TSANG Wai Kit

2025 年 9 月 3 日



HENG FAI CONSULTING LIMITED

恒輝專業顧問有限公司

UNIT 1, 7/F, METROPOLE SQUARE, 2 ON YIU STREET, SHEK MUN, SHATIN, NEW TERRITORIES

電話 : 2687 6556
傳真 : 2687 6596

PROJECT:

TEMPORARY CAR PARK ON LOT NO. 275 (PART) IN D.D. 401
MA YAU TONG, SAI KUNG, N.T.

TITLE : SITE PLAN	DWG. NO. : 24/44/T01	SCALE : XXXXXXXXXX
		DATE : 07/04/2025

**TEMPORARY PRIVATE CAR PARK (PRIVATE CARS ONLY)
AT LOT NO. 275 (PART) IN D.D. 401, MA YAU TONG, SAI KUNG**

RECORD PHOTOGRAPHS

Date Taken :

3 September 2025

Photo Ref. :

As-Shown



Photo No. A1

General view of the existing vehicular access connecting from the site to Po Lam Road (looking northwest)



Photo No. A2

Width indication of the existing vehicular access of about 4.5 m wide

**TEMPORARY PRIVATE CAR PARK (PRIVATE CARS ONLY)
AT LOT NO. 275 (PART) IN D.D. 401, MA YAU TONG, SAI KUNG**

RECORD PHOTOGRAPHS

Date Taken :

3 September 2025

Photo Ref. :

As-Shown



Photo No. A3

General view of the existing vehicular access connecting from the site to Po Lam Road (looking northeast)



Photo No. A4

Width indication of the existing vehicular access of about 4.5 m wide

**TEMPORARY PRIVATE CAR PARK (PRIVATE CARS ONLY)
AT LOT NO. 275 (PART) IN D.D. 401, MA YAU TONG, SAI KUNG**

RECORD PHOTOGRAPHS

Date Taken :

3 September 2025

Photo Ref. :

As-Shown



Photo No. A5

General view of the existing vehicular access connecting from the site to Po Lam Road (looking north)



Photo No. A6

Width indication of the existing vehicular access of about 4.5 m wide

**TEMPORARY PRIVATE CAR PARK (PRIVATE CARS ONLY)
AT LOT NO. 275 (PART) IN D.D. 401, MA YAU TONG, SAI KUNG**

RECORD PHOTOGRAPHS

Date Taken :

3 September 2025

Photo Ref. :

As-Shown



Photo No. A7

General view of the existing vehicular access connecting from the site to Po Lam Road (looking northeast)



Photo No. A8

Width indication of the existing vehicular access of about 4.5 m wide

本人檔號 : 24/44/L07
貴處檔號 : TPB/A/SK-TLS/67

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

城市規劃委員啟：

新界西貢馬遊塘村
D.D. 401, Lot No. 275 號地段(部份)，申請臨時私人停車場(只供私家車)
回覆地政署於 2025 年 6 月 17 日提出的意見

本人等為上述地段作為臨時私人停車場(只供私家車)的申請人，本人等明白倘若於私人土地上興建任何建築物及挖掘政府土地，一定要獲得地政署批準才可進行有關工程。

曾國榮
TSANG Kwok Pong

曾樹勤
TSANG Shuk Kuen

曾偉健
TSANG Wai Kit

2025 年 9 月 3 日

本人檔號 : 24/44/L08
貴處檔號 : TPB/A/SK-TLS/67

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

城市規劃委員啟：

新界西貢馬遊塘村

D.D. 401, Lot No. 275 號地段(部份)，申請臨時私人停車場(只供私家車)
回覆民政事務署於 2025 年 7 月 14 日提出的意見

本人等為上述地段作為臨時私人停車場(只供私家車)的申請人，本人等知道及明白 貴署要求我們村民日後負責保養維修停車場出入口的部份政府土地。

曾國彭

TSANG Kwok Pong

曾國勤

TSANG Shuk Kuen

曾國健

TSANG Wai Kit

2025 年 9 月 3 日

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

From: Heng Fai HFCL [REDACTED]
Sent: 2025-12-12 Friday 17:14:45
To: TPB Submission/PLAND <tpbsubmission@pland.gov.hk>;
Subject: Re: Application No. A/SK-TLS/67 - Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years at Lot 275 (Part) in D.D. 401, Ma Yau Tong, Sai Kung
Attachment: 251212 Revised pages 5, 6, 8 & 10.pdf; 251202 Responses-To-Comments Table.pdf; 250407 T01.pdf; 251202 T02C.pdf

Dear Sir/Madam,

We are writing to clarify the following points :

1. The application site is a temporary public vehicle park (Private Cars Only) for a period of 3 years. It will only serve the local residents of Ma Yau Tong village only;
2. No land filling and/or excavation works shall be carried out;
3. Operation time shall be 24 hours a day, 365 days a year, Monday to Sunday, including public holiday;
4. Only licensed vehicles under Road Traffic (Registration and Licensing of Vehicles) Regulations (Cap. 374E) shall be permitted;
5. Revised page nos. 5, 6, 8 & 10 of the Application Form are attached for your record.

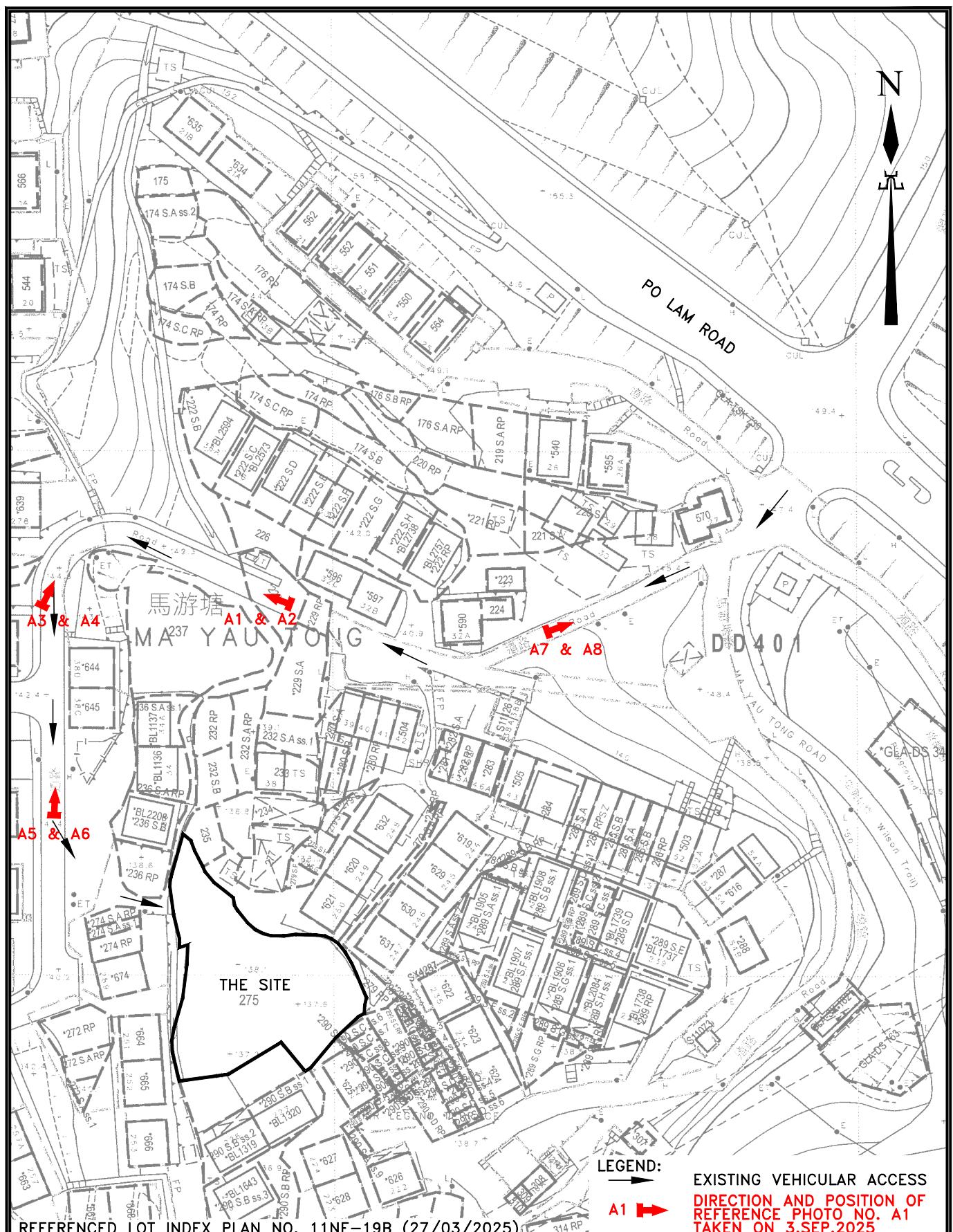
Moreover, our responses to comments from Transport Department are summarized in the Responses-To-Comments Table. Updated Layout Plan (Dwg. No.:24/44/T02C, Date : 02/12/2025) together with previous Site Plan (Dwg. No.:24/44/T01, Date : 07/04/2025) are attached for your record.

Regards,
The Applicants :
TSANG Kwok Pong
TSANG Shuk Kuen
TSANG Wai Kit

Application No. A/SK-TLS/67
Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years
at Lot 275 (Part) in D.D. 401, Ma Yau Tong, Sai Kung

Responses-To-Comments Table

Transport Department's Comments	Applicants' Responses
3 rd June 2025 1. Please provide swept path analysis along the proposed vehicular access; 2. Please assess the trip generation of the proposed temporary private car park and its impact on the traffic condition in the vicinity; and 3. Please review if motorcycle parking for local residents can be provided within the site.	3 rd September 2025 1. 臨時私人停車場是經過村內的消防通道連接至寶林路，此消防通道應可符合運輸署的路徑分析 (Swept Path Analysis) 的要求 (請見附圖及相片)， 2. 臨時私人停車場是僅供村民使用，並不對外開放，平日村民都是使用公共交通工具早出晚歸，只有假日常會使用私家車作休閒活動，故此我們相信此停車場不會影響寶林路的交通高峰流量， 3. 臨時私人停車場並不設電單車車位。
25 th September 2025 1. From applicants' response item 1, please demonstrate (such as swept path analysis) the smooth maneuvering of vehicles at the access and inside the carpark.	27 th October 2025 1. Please note that simple swept path analysis has been supplemented on plan to demonstrate smooth maneuvering of vehicles at the access and inside the car park. Moreover, this version of plan has amendments as follows : i) Car parking space nos. P9 to P14 are shifted slightly southeast; ii) Car parking space nos. P24 to P28 are oriented slightly clockwise; iii) Private car symbols (4.57 m x 1.75 m) are supplemented on plan.
3 rd November 2025 1. Please also provide the swept path for "P35" and check if vehicles going in/out P35 "parking space" is smooth.	6 th November 2025 1. Please note that the swept path for "P35" is supplemented in red color on plan showing the vehicles going in/out P35 "parking space" smoothly.
10 th November 2025 1. Vehicles movement from P35 and P28 are in conflict. Please remind the applicant to implement necessary traffic control to prevent vehicles moving in/out these parking lots at the same time.	2 nd December 2025 1. Please note that warning signs (開車前請留意對面車輛) shall be posted to remind the vehicles moving in/out of car parking space nos. P28 and P35 safely.



REFERENCED LOT INDEX PLAN NO. 11NE-19B (27/03/2025)

EXISTING VEHICULAR ACCESS
DIRECTION AND POSITION OF
REFERENCE PHOTO NO. A1
TAKEN ON 3.SEP.2025

HENG FAI CONSULTING LIMITED

恒輝專業顧問有限公司

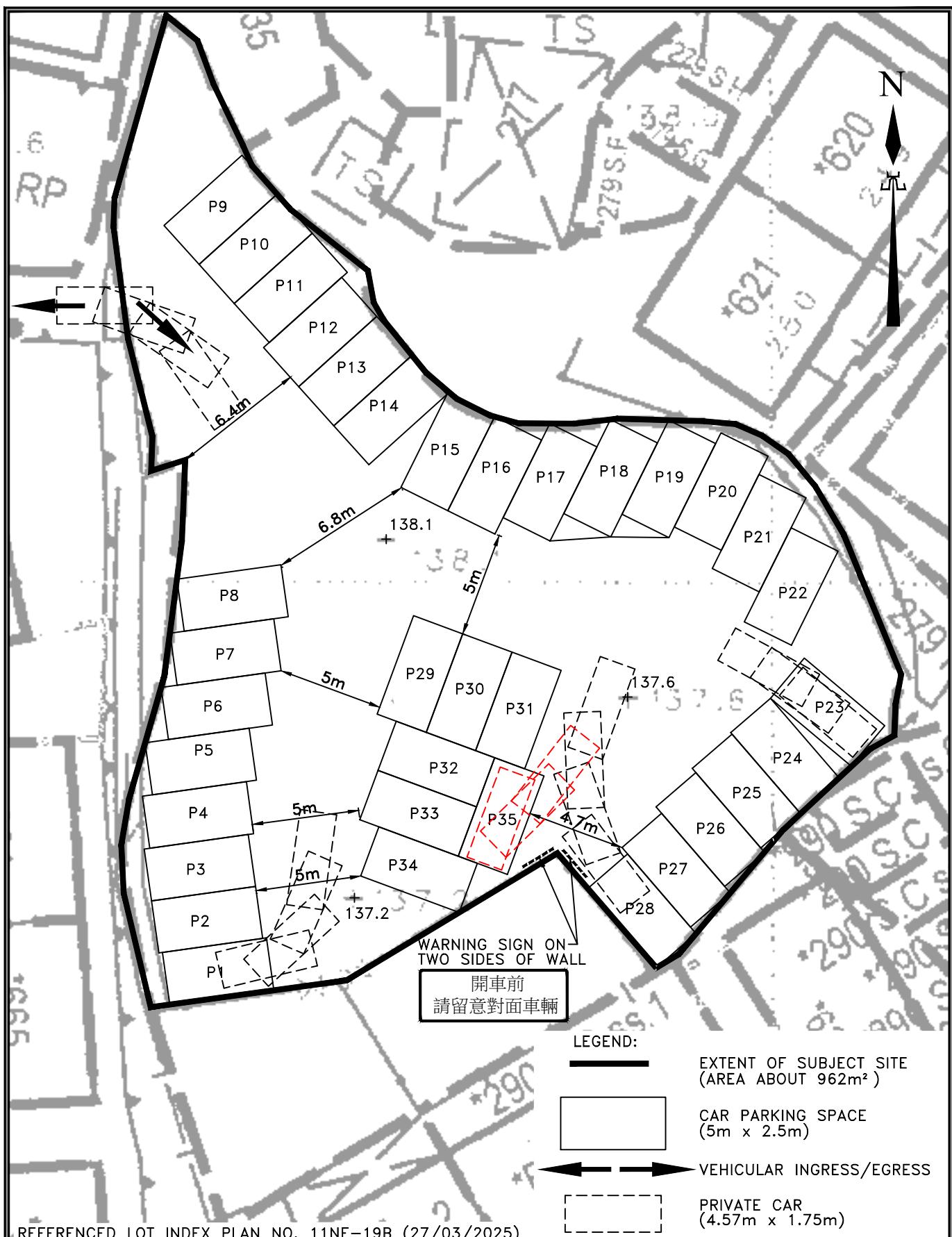
UNIT 1, 7/F, METROPOLE SQUARE, 2 ON YIU STREET, SHEK MUN, SHATIN, NEW TERRITORIES

PROJECT:

TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CARS ONLY) FOR A PERIOD OF 3 YEARS
AT LOT NO. 275 (PART) IN D.D. 401 MA YAU TONG SAI KUNG N.T.

電話：2687 6556
傳真：2687 6596

TITLE : SITE PLAN DWG. NO. : 24/44/T01 SCALE : XXXXXXXXXX
DATE : 07/04/2025



HENG FAI CONSULTING LIMITED

恒輝專業顧問有限公司

UNIT 1, 7/F, METROPOLE SQUARE, 2 ON YIU STREET, SHEK MUN, SHATIN, NEW TERRITORIES

電話 : 2687 6556
傳真 : 2687 6596

PROJECT:

TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CARS ONLY) FOR A PERIOD OF 3 YEARS
AT LOT NO. 275 (PART) IN D.D. 401, MA YAU TONG, SAI KUNG, N.T.

TITLE : LAYOUT PLAN	DWG. NO. : 24/44/T02C	SCALE : [REDACTED]
		DATE : 02/12/2025

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Temporary Public Vehicle Car Park (Private Cars Only) for a period of 3 years (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	962	.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	NA	.....sq.m	<input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	NA	.....
Proposed domestic floor area 擬議住用樓面面積	NA	.....sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	NA	.....sq.m	<input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	NA	.....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)

NA
.....
.....
.....
.....

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	35
Motorcycle Parking Spaces 電單車車位	NA
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NA
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NA
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NA
Others (Please Specify) 其他 (請列明)	NA

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

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

Proposed operating hours 擬議營運時間

24 hours a day, 365 a year, Monday to Sunday, including public holiday.....

<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>		Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))
		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)
<p>(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)</p>			
<p>(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？</p>		Yes 是	<input type="checkbox"/> Please provide details 請提供詳情
		No 否	<input checked="" type="checkbox"/>
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？</p>		Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍)
		No 否	<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
		No 否	<input type="checkbox"/> Filling of land 填土 Area of filling 填土地面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土地厚度 m 米 <input type="checkbox"/> About 約
		No 否	<input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土地面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土地深度 m 米 <input type="checkbox"/> About 約
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>		On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

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. The applicants are all local residents and try to regulate car parking places on the uncovered part of land on Lot No. 275.
2. Car parking places are limited in Ma Yau Tong Village. This piece of level land on Lot No. 275 is viable leading to Po Lam Road via the existing vehicular access.
3. The carpark does not have drainage, landscape, traffic and environmental impact.
4. The carpark does not open for public but for local residents only.
5. No land filling and/or excavation works shall be carried out.
6. Only licensed vehicles under Road Traffic (Registration and Licensing of Vehicles) Regulations (Cap. 374E) are permitted.

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lot No. 275 (Part) in D.D. 401, Mau Yau Tong, Sai Kung 西貢馬遊塘村，丈量約份第401約地段，第275號(部份)		
Site area 地盤面積	962	sq. m 平方米	<input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/SK-TLS/10		
Zoning 地帶	Village Type Development 鄉村式發展		
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	Temporary Public Vehicle Park (Private Cars Only) 臨時公眾停車場(只供私家車)		

Similar s.16 Application within “Village Type Development” Zone
on the Tseng Lan Shue Outline Zoning Plan

Approved Application

Application No.	Proposed Use	Date of Consideration (RNTPC)	Approval Condition(s)
A/SK-TLS/69	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	21.11.2025	(1) and (2)

Approval Condition(s)

- (1) Submission and implementation of a drainage proposal
- (2) Submission and implementation of fire service installations proposal

Comments from Relevant Government Departments

1. Land Administration

Comments of the District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD):

- (a) no objection to the application;
- (b) the application site (the Site) comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- (c) no small house application at the Site has been received by her office;
- (d) the Site adjoins Drainage Services Department (DSD)'s Simplified Temporary Land Allocation (STLA) No. GLA-TSK 4177; and
- (e) advisory comments are detailed at **Appendix IV**.

2. Traffic

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

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

Comments of the Principal Government Engineer, Railway Development Office, HyD (PGE/RDO, HyD):

- (a) no adverse comment on the application; and
- (b) part of the Site falls within the influence area of the Smart and Green Mass System in East Kowloon

3. Drainage

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

- (a) no objection in principle to the application;
- (b) should the application be approved by Town Planning Board, a condition should be stipulated requiring the applicants to submit a drainage assessment proposal and the associated drainage measures to deal with the surface runoff within or in the vicinity of the Site to his satisfaction; and
- (c) advisory comments are detailed at **Appendix IV**.

Comments of the Principal Project Coordinator, System Management Division, DSD:

Regarding STLA No. GLA-TSK 4177, no comment from project interface perspective.

4. Environment

Comment of the Director of Environmental Protection (DEP):

- (a) given the applied use is for parking of private cars only without any heavy vehicles, no adverse environmental impact is anticipated and therefore he has no objection to the planning application; and
- (b) advisory comments are detailed at **Appendix IV**.

5. Landscape

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

- (a) the Site is currently a hard paved car parking area surrounded by the low-rise village houses;
- (b) in view of the nature and size of the applied use, it is considered not incompatible with the landscape character of the surrounding environment; and
- (c) advisory comments are detailed at **Appendix IV**.

6. Other Departments

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

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

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to note the comments of the District Lands Officer/Sai Kung, Lands Department (LandsD) that:
 - i. the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - ii. should planning approval be given to the subject planning application, all registered owners of the lot without Short Term Waiver (STW) will need to apply to her office for a STW to permit any structure(s) to be erected or to regularise any unauthorised structure(s) on Site, if any. Besides, given the applied use is temporary in nature, only application for erection of temporary structures will be considered. The application will be considered by the LandsD acting in the capacity as landlord at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions as may be imposed by LandsD including the payment of fee as considered appropriate;
 - iii. the applicants should note that there is no guarantee to the grant of a right of way over Government land (GL) to the Site or approval of vehicular access thereto. In case any GL is found to have been unlawfully occupied or excavated, enforcement action in accordance with the Land (Miscellaneous Provisions) Ordinance (Cap.28) will be taken by the Government; and
 - iv. regarding the requirement for the applicants to undertake the future maintenance/repair works of the existing access leading to the applied car park, please note that the said access is situated on Government land. Nevertheless, LandsD is not a works agent and is not the department to form and maintain/repair the said access. The applicants may approach the relevant government departments to sort out the fixture maintenance/repairing responsibility of the said access.
- (c) to note the comments of the Commissioner for Transport that:
 - i. Ma Yau Tong Road and associated road networks connecting to the Site are outside the purview of the Transport Department (TD). The applicants should seek comments from the relevant party or stakeholders of the concerned roads; and
 - ii. the local village track adjacent to the Site is not managed by TD.
- (d) to note the comments of Chief Highway Engineer/New Territories East, Highways Department (HyD) that Ma Yau Tong Road and the associated road leading to the Site fall outside the maintenance jurisdiction of the HyD;
- (e) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department that adequate stormwater drainage facilities shall be proposed to deal with the surface runoff of the Site or the same flowing on to the Site from the adjacent areas, with a view to avoid causing any adverse drainage impact to the areas or nuisance to the adjoining areas;

- (f) to note the comments of the Director of Environmental Protection that the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department should be followed;
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works including tree pruning, transplanting and felling. Approval for any proposed tree works from relevant department should be sought prior to the commencement of site works, if any; and
- (h) to note the comments of the District Officer (Sai Kung), Home Affairs Department that the existing pavement (access) on government land connecting the EVA and the applied car park is not constructed and maintained by Sai Kung District Office. In consideration that the pavement serves as the only access route to the private car park and the government land concerned is not an authorised access for vehicles, the applicants, as primary user of the pavement, should bear the maintenance responsibility of the pavement.

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-05-22 星期四 14:26:14
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/SK-TLS/67 項目 意見書
Attachment: 20250522143248243.pdf

敬啟者：

本人曾志誠，為馬遊塘村村代表，現支持申請編號：A/SK-TLS/67 的規劃項目。隨郵附上意見書，煩請協助跟進，謝謝！

順祝

工作順利

馬遊塘村村代表

曾志誠 謹啟

2025 年 5 月 22 日

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/SK-TLS/67

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人為馬遊塘村代表，非常支持有關規劃獲得落實。現時馬遊塘村停車空間不足，有关规划将增加本村停車位，便利村民及訪客。希望有关工程尽快动工，便利市民。

「提意見人」姓名/名稱 Name of person/

making this comment

曾志成

簽署 Signature



日期 Date

2025年5月22日

Urgent Return receipt Expand Group Restricted Prevent Copy

From:

Sent:

2025-05-20 星期二 19:00:12

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

A/SK-TLS/67 項目 意見書

Attachment:

20250520191409817.pdf

敬啟者：

本人為西貢區議員劉啟康，現支持申請編號：A/SK-TLS/67 的規劃項目。隨郵附上意見書，煩請協助跟進，謝謝！

順祝

工作順利

西貢區議員

劉啟康 謹啟

2025年5月20日

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/SK-TLS/67

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

希望政府能接納有关规划，因为乡村内可停泊车辆的土地不足，有关规划可增加乡村停车位，便利市民，亦使村内土地得以善用。

「提意見人」姓名/名稱 Name of person/company making this comment 劉啟康

簽署 Signature

日期 Date 2025年5月20日

From:

Sent:

To:

Subject:

2025-06-09 星期一 02:59:46

tpbpd/PLAND <tpbpd@pland.gov.hk>

A/SK-TLS/67 DD 401 Ma Yau Tong, Sai Kung

A/SK-TLS/67

Lot 275 (Part) in D.D. 401, Ma Yau Tong, Sai Kung

Site area: About 962sq.m

Zoning: "VTD"

Applied use: 35 Private Car Park

Dear TPB Members,

Another long existing parking scam going legit.

Again no indication that EV charging will be provided.

For all 'new' parking lots a percentage of the bays should provide this facility.

Mary Mulivhill