

2025年12月3日

此文件在 收到，城市規劃委員會
只會在 收到所有申請文件後才正式確認收到
申請。

This document is received on 31 DEC 2025
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas, or Renewal of Permission for such Temporary Use or Development*

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

*其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

250 2914

18/12

by Post

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TK / 849
	Date Received 收到日期	31 DEC 2025

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

1. Name of Applicant 申請人姓名/名稱

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

CHAN KEUNG 陳強 / LAM Yuk FONG, RITA 林玉芳

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)	Lung mei Village, Ting kok, Tai Po, NT Lots 1830 (Part), 1738 SB 553 (Part) in DD17 and adjoining government Land.
(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 98 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 16.54 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)	..... 23.10 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	S/NE - TK/19
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR (農業) / V (鄉村式發展)
(f) Current use(s) 現時用途	花園 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

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

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

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	臨時私人花園(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	81.46 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	16.54 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	3
Proposed domestic floor area 擬議住用樓面面積	0 .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	16.54 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	16.54 .....sq.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)	
A. 石通頂簷蓬 (高度約 2.6 米)	
B. 鋁通架玻璃簷蓬 (高度約 2.44 米)	
C. 鋁通架膠板簷蓬 (高度約 2.54 米)	
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	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間		/																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是 No 否	<input checked="" type="checkbox"/>	There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>連接汀角路之一條地區小徑</u> <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>																																
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 <input type="checkbox"/> No 否 <input checked="" type="checkbox"/>	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">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>			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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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 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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<p>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期</p>	
<p>(a) Application number to which the permission relates 與許可有關的申請編號</p>	<p>A/ _____ / _____</p>
<p>(b) Date of approval 獲批給許可的日期</p>	<p>..... (DD 日/MM 月/YYYY 年)</p>
<p>(c) Date of expiry 許可屆滿日期</p>	<p>..... (DD 日/MM 月/YYYY 年)</p>
<p>(d) Approved use/development 已批給許可的用途/發展</p>	
<p>(e) Approval conditions 附帶條件</p>	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</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>
<p>(f) Renewal period sought 要求的續期期間</p>	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

本人陳強/林玉芳，擬將申請地點作為臨時私人花園用途。

此項目申請實則於 2010 年起已申請並獲批，其後亦因 3 年再獲續租，唯最近接到地政署通知有不清晰之處，所以現在作出重新申請，並作出修改及釐清當中已作出申報之構築物及其總樓面面積。

此用地一直由本人租用多年，期間一直保持原貌，並依據批出條款建議下種植花草樹木以美化環境作用。另一方面亦不定時修剪過高樹木以防大風吹倒，此等種植深受鄰居及村民喜愛及讚譽。

跟據現場環境及附近一帶發展，此面積花園用地並非墾荒鄉村通道或靠近入車入村之用，因此用作臨時花園乃最佳之選。

相信在未来一段日子以上申請用地並不會對城市規劃及未來發展存在任何衝突。

以綠化及保護鄉郊用地為本，善用土地是最佳之策。故此擬將申請地點作為臨時私人花園用途，謝謝！

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

Chan Keung / Lam Yuk Fong
CHAN KEUNG / LAM YUK FONG, RITA

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

08/12/2025 (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	Lung mei Village, Ting Kok, Tai Po, NT. Lots 1830 (Part), 1738 SB 533 (Part) in DD17 & adjoining government land.
Site area 地盤面積	98 sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地 23.10 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/NE - TK/19
Zoning 地帶	AGR (農業) / V (鄉村式發展)
Type of Application 申請類別	<input 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	臨時私人花園 (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	16.54 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用		<input type="checkbox"/> (Not more than 不多於) m 米
			<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	約 2.6 米	<input type="checkbox"/> (Not more than 不多於) m 米
			<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	16.88 %		<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)		
		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 checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明) 地段索引圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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) [redacted]	<input checked="" 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。

地段索引圖 LOT INDEX PLAN

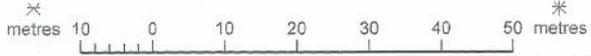


圖例:

 申請地點

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

比例尺 SCALE 1:1000



Locality :
 Lot Index Plan No. : ags_S0000151340_0001
 District Survey Office : Lands Information Center
 Date : 02-Dec-2025
 Reference No. : 3-SE-18D,3-SE-23B

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 SMO-P01 20251202153344 10

摘要說明: 本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖象界線。這些土地包括私人地段、政府撥地、短期租約的地、以及其他作核准用途的土地。請注意: (1)本索引圖上的資料會被不時更新而不作事先通知; (2)索引圖的更新或會延後於有關資料的實際變更; 以及(3)本索引圖中顯示的界線僅供識別之用, 資料是否準確可靠, 應徵詢專業土地測量師的意見。
免費說明: 如因使用本地段索引圖, 或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害, 政府概不承擔任何法律責任。
Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.
Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Charlotte Tsz Wing WUN/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月05日星期一 10:20
收件者: Charlotte Tsz Wing WUN/PLAND
主旨: ref #A/NE/TK849
附件: lands1570(stt) 23oct2025.pdf

類別: Internet Email

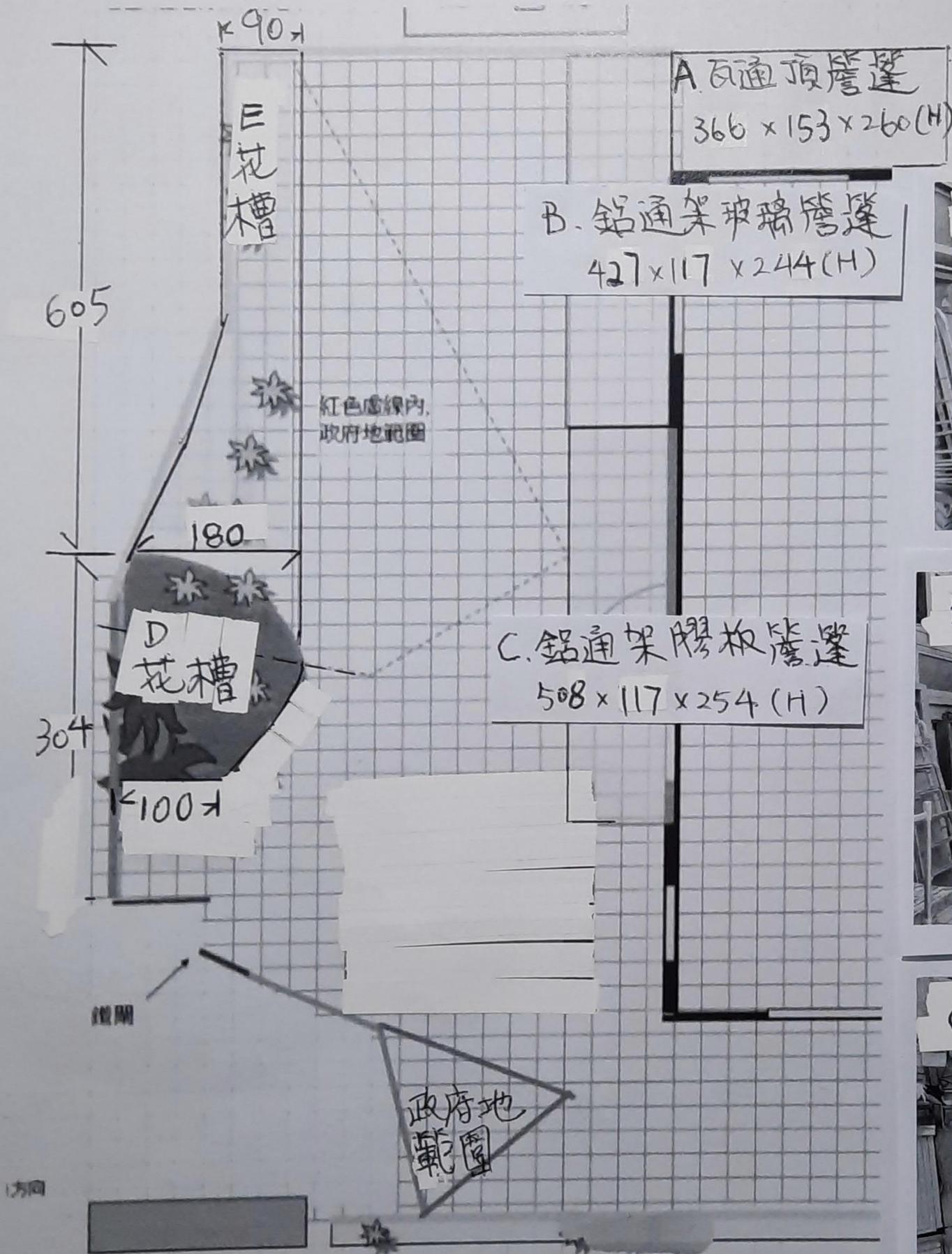
Dear Ms Wun,

Please find attached supporting documents for your reference.

Rgds!
Rita Lam

Layout Plan

量度單位: CM



已於 2012 年申報之簷篷面積:

A. 5.6 m²

B. 5 m²

C. 5.94 m²

TQ = 16.54 m²

新界豁免管制屋宇
僭建物申報計劃
已申報的僭建物
每五年重新進行安全檢驗的規定
業權人聲明及合資格人士安全證明報告

(甲) 業權人聲明 (由業權人或其代表填報)

1. 本人是 G/F, 255 Dragon View Villa, Lung Mei Village, Ting Kok Road, Tai Po (物業地址及地段) 的業權人 / 業權人代表*。本人明白根據新界豁免管制屋宇僭建物申報計劃 (「申報計劃」), 本人須就已申報的僭建物, 安排合資格人士每五年進行一次構築物安全檢驗, 並向屋宇署提交安全證明報告。
2. 本人就申報表 (申報表編號:) 內已申報的僭建物 (收悉信件日期: 2015年4月13日), 已委聘合資格人士 林國君 (姓名) 進行構築物安全檢驗, 及提交安全證明報告。有關構築物的安全證明報告, 現況相片及圖則, 以及相關資料, 詳見於(乙)部。
3. 本人明白於 2011 年 6 月 28 日或之後完成的僭建物並不符合申報計劃的規定。本人確認就上述申報表內已申報的僭建物於 2011 年 6 月 28 日或之後並無被改建, 而該僭建物的現況與先前相同。
4. 本人明白已申報的僭建物若被改建, 屋宇署會撤銷其已申報的僭建物的資格, 屋宇署會按新界豁免管制屋宇僭建物的加強執法策略, 按序採取執法行動。
5. 本人已細閱《已申報的僭建物每五年重新進行安全檢驗的規定》的內容, 並確認所申報的資料真確無誤。本人明白屋宇署可因本人未能提供足夠資料及/或有關資料失實而拒絕接納此聲明及安全證明報告。

業權人簽署【註 1 及 2】

[由業權人 / 業權人代表* 簽署]

本人已閱讀並同意於《業權人聲明》及《注意事項》內所列之條款內所列之條款

任何失實核證或聲明可引致法律行動

姓名:

Charlie

簽署 / 蓋上公司印鑑 (如適用)

18/8/2022

日期

陳強

注意事項

任何人如做出虛假聲明或就重要事項做出失實陳述即屬觸犯刑事罪行, 可能會被檢控。

註: 1. 若業權屬於祖堂物業或由公司擁有, 此業權人聲明須由司理人/ 獲授權董事簽署。

2. 若由業權人代表填寫, 請夾附業權人的授權書。否則, 此業權人聲明將不獲受理。

* 請刪去不適用部分

(乙) 合資格人士安全證明報告 (由合資格人士填報)

申報表編號: RS- 00949

物業地址及地段: G1F, 255 Dragon View Villa, Lung Mei Village, Ting Kok Road, Tai Po

1. 對上址已申報的僭建物的描述:

項目	已申報的 僭建物類別編號/描述 (請參閱(丙)部的僭建物類別編號)	位置 (例如天台、 屋前空地等)	數量	僭建物大小 (長 x 闊 x 高)	相片及圖則 (請填上順序編號)
一	6	屋前空地	1	12'x5'x8'6"	A
二	6	屋前空地	1	14'x3'10"x8'	B
三	6	屋前空地	1	16'8"x3'10"x8'4"	C
四					

2. 本人 陳強 (姓名) 為上述物業 業權人 / 業權人代表* 委聘的合資格人士, 負責根據申報計劃就上表內已申報的僭建物進行構築物安全檢驗, 並擬備安全證明報告。

3. 本人為 T2 職級的適任技術人員(TCP-T2)(或更高資歷人士) / 註冊結構工程師(RSE) / 註冊專業工程師 (土木/結構/建造專業界別)(RPE)*, 現謹證明已根據《已申報的僭建物 每五年重新進行安全檢驗的規定》, 於 2022 年 8 月 18 日完成對所申報僭建物及其對所屬主體構築物的影響的勘察及評估。

4. 本人確認所申報的僭建物 ~~涉及~~ / 並無涉及* 懸臂式露台。如涉及懸臂式露台, 有關露台是以 樑板 / 平板* 方式興建。

5. 按《已申報的僭建物 每五年重新進行安全檢驗的規定》第(三)(a)段的規定, 本人 (TCP-T2(或更高資歷人士)/RSE/RPE*) 已就下列各項細則實地進行徹底勘察及評估, 並認為有關僭建物は安全的。

如屬滿意,
請填上“√”號

- (i) 有關村屋的布局和整體狀況;
- (ii) 已申報僭建物的結構狀況;
- (iii) 已申報僭建物與村屋主體構築物的接合狀況;
- (iv) 已申報僭建物的附加荷載對村屋承擔荷載能力的影響; 及
- (v) 其他資料: _____。

#6. 按《已申報的僭建物 每五年重新進行安全檢驗的規定》第(三)(b)段的規定，本人 (RSE / RPE*) 除已進行第 5 段所述的勘察及評估外，亦已按下列各項準則進行結構分析及評估，並認為有關涉及懸臂式露台的僭建物及其所屬的主體構築物在結構上是安全的及具足夠的安全度。

- (i) 懸臂式露台構築物的布局和尺寸；
- (ii) 結構構件和接合點的狀況；建築物料強度測試結果和具代表性結構構件的結構分析的詳細資料；
- (iii) 已申報僭建物與村屋主體構築物的接合狀況；
- (iv) 有關懸臂式露台穩定性的結構勘測和安全評估；及
- (v) 其他資料：_____。

7. 現謹附上本人於 2022 年 8 月 18 日就有關僭建物及構築物所拍攝的現況相片、相關圖則，以及相關結構分析及評估報告(如適用)*。

8. 現謹附上證明本人資歷的相關文件副本。

9. 本人現作出聲明，證明提交的安全證明報告是由本人擬備，並符合申報計劃的安全證明規定。

簽署

18/8/2022
日期

姓名:

林國君

* 請刪去不適用部分

如不適用，請刪去第 6 段

(丙) 僭建物類別編號

類別編號	僭建物
1	以鋼材、鋁質構件、金屬板或玻璃搭建的圍封式露台。
2	以鋼筋混凝土、磚石或其他材料建造及圍封的天台搭建物，其覆蓋面積不多於主體建築物有蓋面積的50%。
3	以鋼材或鋁質構件建造並沒有圍封的天台構築物。
4	設於相連地面一層以鋼筋混凝土、磚石或其他材料建造的擴建物，不論該擴建部分是否有內部通道通往主體建築物。
5	豎設於兩幢相連的新界豁免管制屋宇露台之間の間隔牆，而牆身超過150毫米厚。
6	由主體建築物外牆伸建的簷篷，屬可常設的小型環保及適意設施除外。
7	設有支柱的地下簷篷。
8	由主體建築物外牆伸建用以支承冷氣機的金屬架(必須附防止滴水設計)及冷氣機輕質篷蓋，屬可常設的小型環保及適意設施除外。
9	由主體建築物外牆伸建的廣告招牌。
10	掛置於主體建築物外牆的廣告招牌，屬可常設的小型環保及適意設施除外。
11	架設於天台的廣告招牌。

(丁) 遞交安全證明報告及所需文件

請在提交安全證明報告前，確保已包括下列文件及有關文件已妥善填寫及簽署。否則，屋宇署將不能處理你提交的安全證明報告。

- 業權人聲明
- 合資人士安全證明報告
- 僭建物的現況相片及圖則
- 合資格人士的資歷證明
- 結構分析及安全評估報告 (如適用)
- 業權人的授權書 (如適用)

(戊) 個人資料

1. 屋宇署會使用透過申報計劃所獲得的個人資料作下列用途：
 - (a) 處理你在申報計劃中所呈交的文件之相關事務；
 - (b) 處理有關申報計劃之相關事務；及
 - (c) 方便屋宇署與你聯絡。
2. 你必須提供申報計劃所要求的個人資料。假如你未能提供所需資料，可能導致處理你所呈交的文件時出現延誤，甚至導致無法處理你的個案。
3. 屋宇署可能會向其他政府部門、決策局、機構或任何人士披露你透過申報計劃所提供的個人資料，以作上述第 1 段所列的用途。
4. 根據《個人資料（私隱）條例》，你有權查閱及改正你所提交的個人資料。屋宇署有權就有關資料索閱的要求收取合理費用。如要求查閱及改正你的個人資料，請與屋宇署聯絡。

(申報僭建物的相片)

地址: G/F, 255 Dragon View Villa, Lung Mei Village, Ting Kok Road, Tai Po

圖片 A



在18.08.2022，描述: 申報的瓦通頂簷篷

(T2權簽署人)簽署* Lam Kwok Kwan

Name and Signature* of the T2

地址: G/F, 255 Dragon View Villa, Lung Mei Village, Ting Kok Road, Tai Po

圖片 B



在 18.08.2022，描述: 鋁通架膠板簷篷

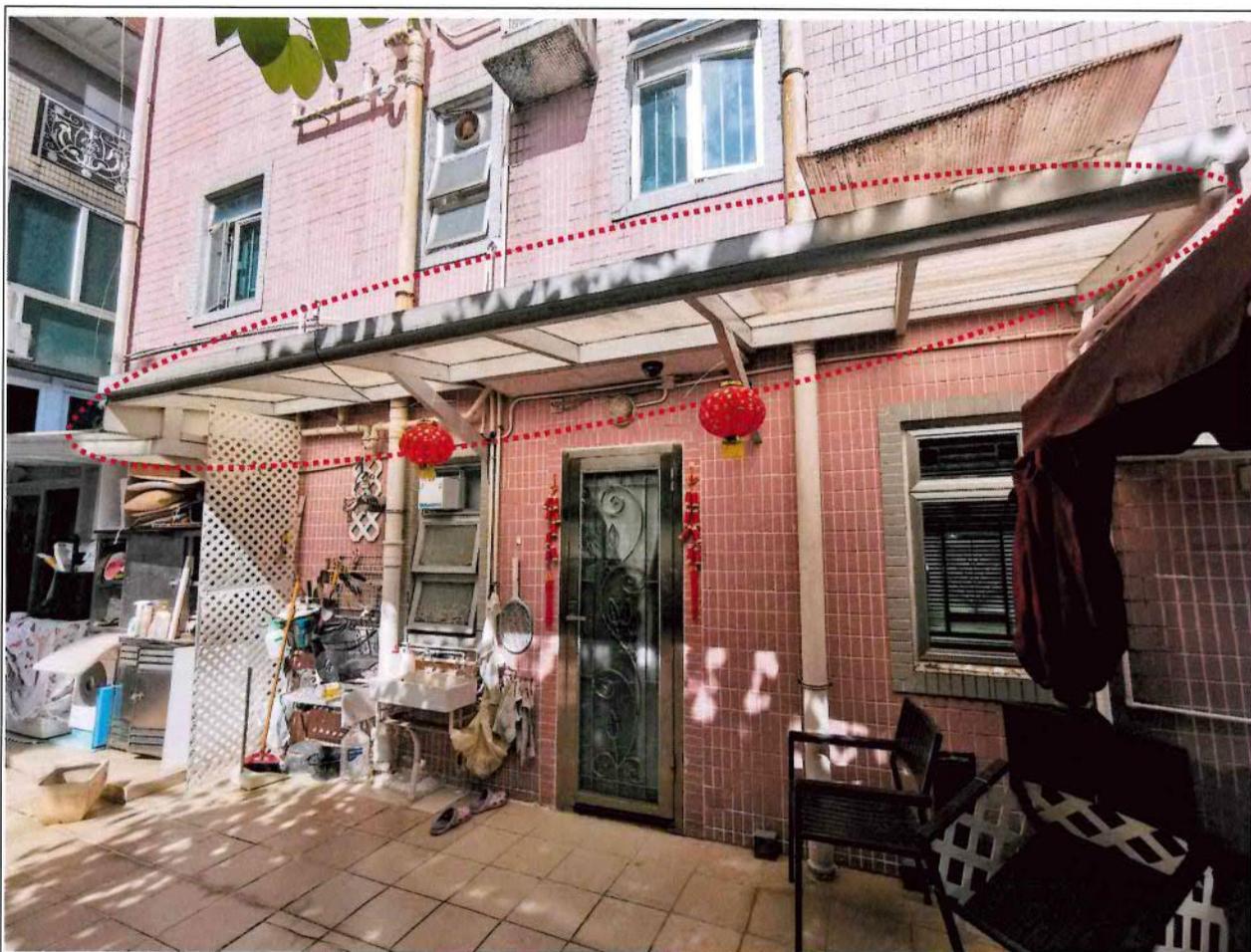
(T2權簽署人)簽署* Lam Kwok Kwan

Name and Signature* of the T2

Handwritten signature of Lam Kwok Kwan.

地址: G/F, 255 Dragon View Villa, Lung Mei Village, Ting Kok Road, Tai Po

圖片 C

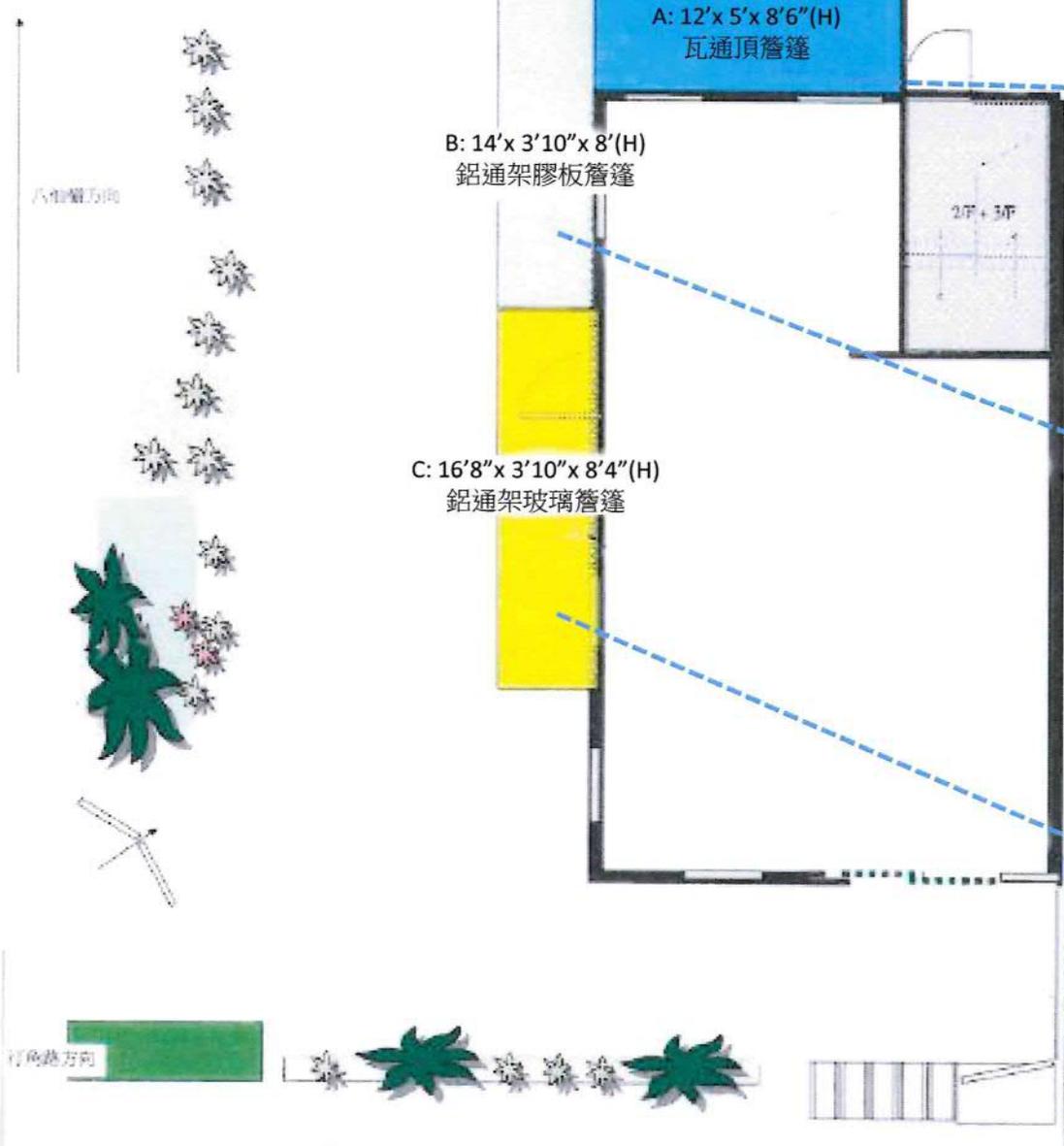


在 18.08.2022，描述: 鋁通架玻璃簷篷

(T2權簽署人)簽署* Lam Kwok Kwan

Name and Signature* of the T2

Handwritten signature of Lam Kwok Kwan.



T2簽署:

(Lam Kwok Kwan)

7.

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Iris Tsoi Ying YIK/PLAND

主旨: Fw: 回覆 : Application No. A/NE-TK/849 - Departmental Comments

From: Keung Chan [REDACTED]
Sent: Tuesday, January 27, 2026 4:50 PM
To: Charlotte Tsz Wing WUN/PLAND <ctwwun@pland.gov.hk>
Subject: 回覆 : Application No. A/NE-TK/849 - Departmental Comments

Dear Ms Wun,

Please be noted that the mentioned structure is not a fixed object without fixing to the ground. This is just a movable grape trellis for landscaping purpose only.

Rgds!
Rita Lam

[Yahoo Mail : 輕鬆搜尋和整理郵件，助你解決問題](#)

在 2026 年 1 月 月 27 日 週二，時間： 10:32，Charlotte Tsz Wing WUN/PLAND
<ctwwun@pland.gov.hk> 寫道：

Dear Sir/Madam,

I refer to the planning application No. A/NE-TK/849 for temporary private garden for a period of three years at Lots 1738 S.B ss.3 (Part) and 1830 (Part) in D.D. 17 and adjoining Government land, Lung Mei, Tai Po.

Please find the comments from the Lands Department (contact person: Ms. Cathy YU; tel: 2654 1144) below for your consideration.

There is an unauthorized structure (i.e. a porch erected on Lot No. 1738 S. B ss. 3 and Lot No. 1830 both in D.D. 17 on the southern side of the Site) not covered by the subject planning application. The lot owners should immediately rectify/ regularize the lease breaches. This office reserves the rights to take lease enforcement action against the breaches without further notice.

If you intend to make responses to the comments or provide further information to supplement your application, please make reference to the Town Planning Board Guidelines (TPB PG-No.

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32B) which is available in the website of the Town Planning Board
(https://www.tpb.gov.hk/en/forms/Guidelines/TPB_PG_32B.pdf).

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

Thank you.

Regards,

Charlotte WUN

TP/TP5

Sha Tin, Tai Po and North District Planning Office

Planning Department

Tel: 2158 6018

Urgent Return receipt Expand Group Restricted Prevent Copy

Iris Tsoi Ying YIK/PLAND

主旨: Fw: 回覆 : Application No. A/NE-TK/849 - Departmental Comments

From: Keung Chan [REDACTED]

Sent: Friday, January 30, 2026 2:08 PM

To: Charlotte Tsz Wing WUN/PLAND <ctwwun@pland.gov.hk>

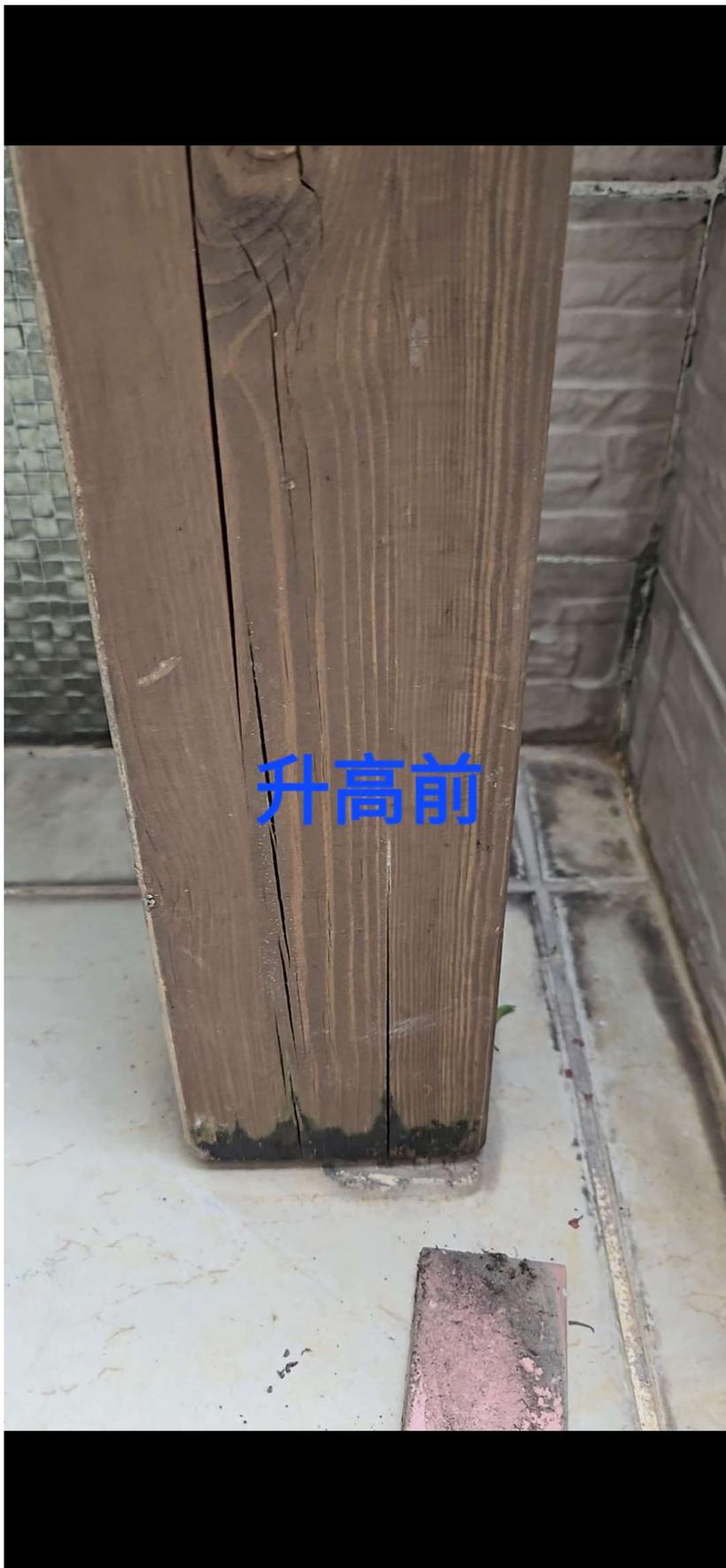
Subject: 回覆 : Application No. A/NE-TK/849 - Departmental Comments

Dear Ms Wun,

Please find attached to







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13:44

80



升高後



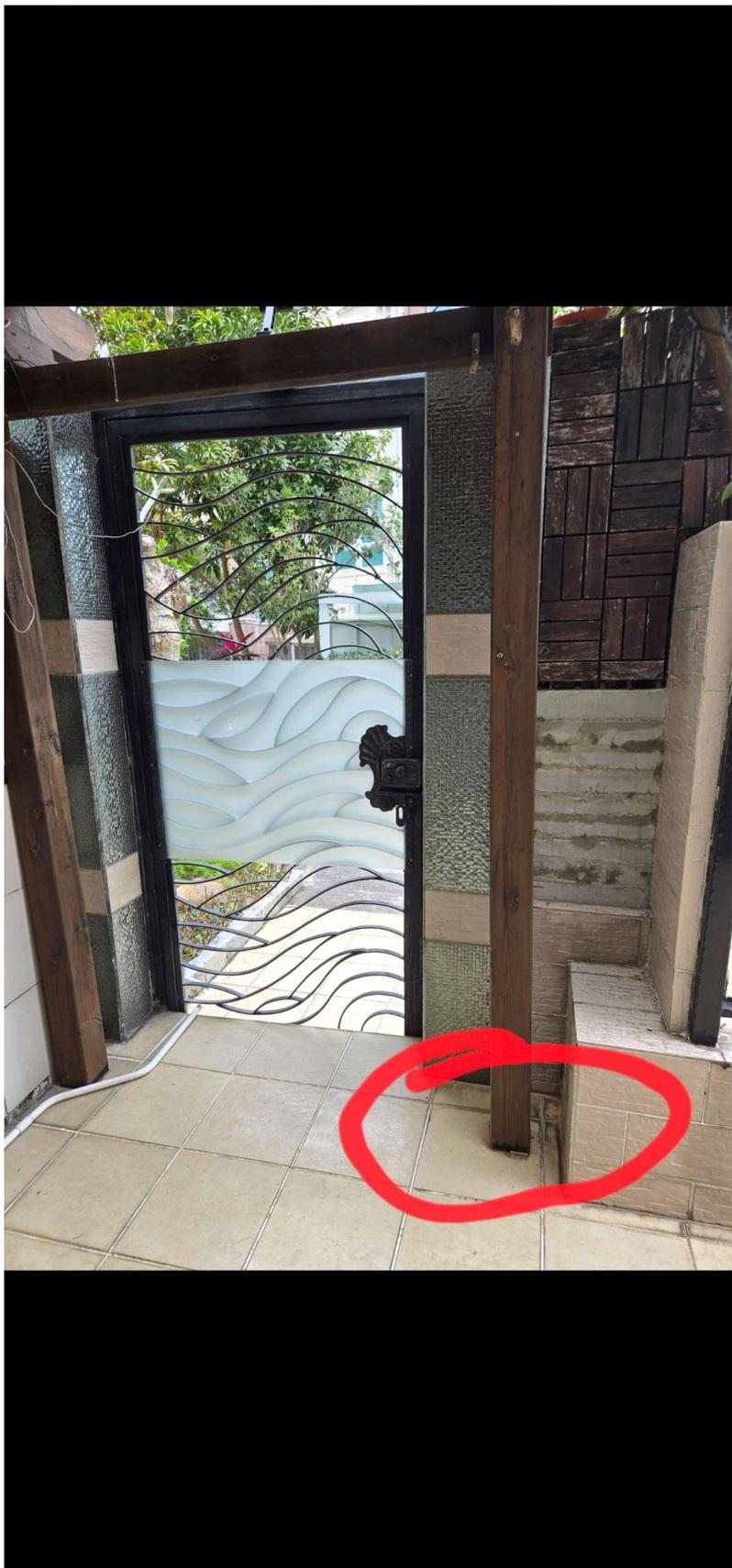
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13:44

81



Urgent Return receipt Expand Group Restricted Prevent Copy



Urgent Return receipt Expand Group Restricted Prevent Copy

more details of the movable grape trellis.

Rgds!
Rita Lam

[Yahoo Mail：輕鬆搜尋和整理郵件，助你解決問題](#)

Previous Applications

Approved Applications

Application No.	Proposed Use(s)/Development(s)	Date of Consideration
A/NE-TK/335	Temporary Private Garden Ancillary to New Territories Exempted House (NTEH) for a Period of Five Years	23.12.2010 (approved for three years until 23.12.2013)
A/NE-TK/480	Renewal of Planning Approval for Temporary Private Garden Ancillary to NTEH for a Period of Three Years	13.12.2013
A/NE-TK/596	Renewal of Planning Approval for Temporary Private Garden Ancillary to NTEH for a Period of Three Years	23.12.2016
A/NE-TK/676	Renewal of Planning Approval for Temporary Private Garden Ancillary to NTEH for a Period of Three Years	15.11.2019
A/NE-TK/765	Renewal of Planning Approval for Temporary Private Garden Ancillary to NTEH for a Period of Three Years	9.12.2022

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD):

- no objection to the application;
- the application (the Site) comprises portions of two private lots, Lots 1738 S.B ss.3 and 1830 both in D.D. 17, and two pieces of adjoining Government Land (GL);
- Lot 1738 S.B ss.3 in D.D. 17 is an 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. Lot 1830 in D.D. 17 is held under New Grant No. 13096 commenced from 7.12.1995 for non-industrial purposes, in which a New Territories Exempted House (NTEH) with a roofed-over area not exceeding 65.03m² and a height of not exceeding 8.23m is permitted. No structure other than the above NTEH shall be erected without the prior approval from LandsD. The concerned two pieces of GL are covered by Short Term Tenancy No. 1570 with tenancy area of 23.1m² for private garden excluding vehicle parking purposes (**Plan A-2b**);
- the three canopies mentioned in the application with a total floor area of about 16.54m² reported under the Reporting Scheme for Unauthorized Building Works (UBW) in NTEHs are within the ambit of the Buildings Department (BD);
- no Small House application at the Site has been received;
- there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access thereto; and
- his advisory comments are at **Appendix IV**.

2. Landscape

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

- no adverse comment on the application from landscape planning perspective; and
- her advisory comments are at **Appendix IV**.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective;

- no environmental complaint in relation to the Site was received in the past three years; and
- his advisory comments are at **Appendix IV**.

4. **Drainage**

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

- approval condition(s) on submission and implementation of drainage proposal for the Site are recommended to ensure that it will not cause adverse drainage impact to the adjacent areas; and
- her advisory comments are at **Appendix IV**.

5. **Water Supply**

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

- no objection to the application; and
- his advisory comments are at **Appendix IV**.

6. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West (CBS/NTW), BD:

- no objection to the application;
- as there is no record of approval granted by the Building Authority (BA) for the existing canopies at the Site, he is not in a position to offer comments on their suitability for the applied use in the application;
- it is noted that three structures (i.e. canopies) are applied in the application, before any new building works (including containers/open sheds as temporary building, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the Buildings Ordinance (BO). An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO; and
- his advisory comments are at **Appendix IV**.

7. **Other Departments**

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

- Commissioner for Transport (C for T);

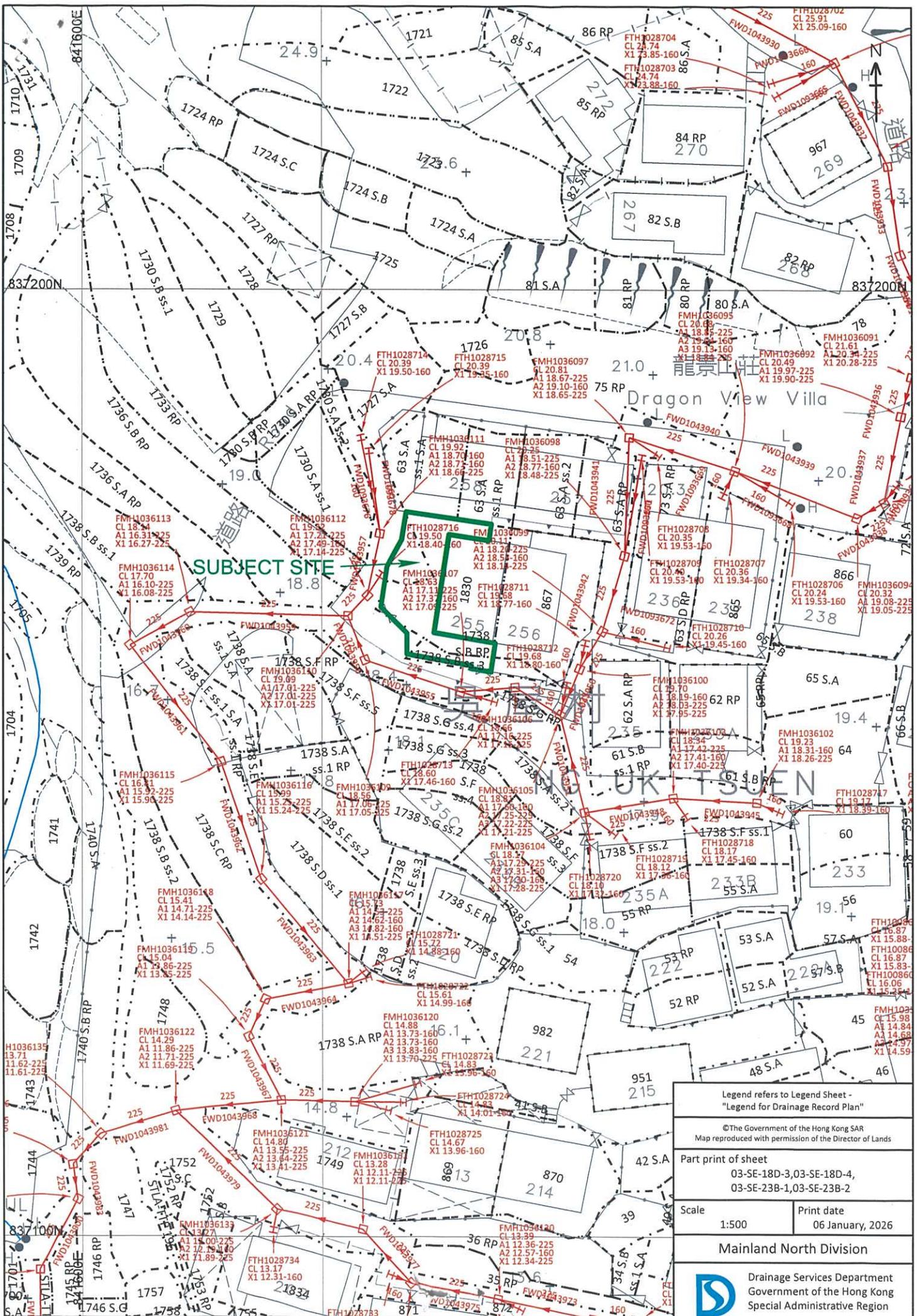
- Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- Director of Fire Services (D of FS);
- Project Manager/North, Civil Engineering and Development Department (PM/N, CEDD);
- Head of Geotechnical Engineering Office (H(GEO)), CEDD; and
- District Officer (Tai Po), Home Affairs Department (DO(TP), HAD).

Recommended Advisory Clauses

- (a) failure to reinstate the “Agriculture” portion of the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
 - (i) the lot owners shall apply to his office for (i) modification of Short Term Tenancy (STT) and/or (ii) Short Term Waiver (STW) if they wish to erect structures on the Site. LandsD will consider the applications for (i) modification of STT and/or (ii) STW in accordance with the established procedures and guidelines. However, there is no guarantee at this stage that the modification of STT and/or STW application would be approved. If the above applications are approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD including the payment of rent, waiver fee and administrative fee as considered appropriate. Besides, given the applied use is temporary in nature, only erection of temporary structures will be considered; and
 - (ii) there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access (EVA) thereto;
- (c) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicants are reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (d) to note the comments of the Director of Environmental Protection (DEP) that the applicants are reminded to follow the relevant mitigation measures and requirements in ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ and to meet the statutory requirements under relevant pollution control ordinances;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) there is no existing DSD maintained public drain available for connection in the area. The applicants should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicants should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicants are required to maintain the drainage systems properly and rectify the

systems if they are found to be inadequate or ineffective during operation. The applicants shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the systems;

- (ii) there are existing public sewers in the vicinity of the Site. The drainage record plan is at **Attachment 1** for ease of reference; and
 - (iii) the applicants shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the Site;
- (f) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the applied use, the applicants may need to extend their inside services to the nearest suitable government water mains for connection. The applicants shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards; and
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) the Site shall be provided with means of obtaining access thereto from a street and EVA in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Building Ordinance (BO) and should not be designated for any applied use under the application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be constructed as an acceptance of any existing building works or UBW on the Site under the BO; and
 - (v) detailed checking under the BO will be carried out at the building plan submission stage.



Legend refers to Legend Sheet -
"Legend for Drainage Record Plan"

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Map reproduced with permission of the Director of Lands

Part print of sheet
03-SE-18D-3, 03-SE-18D-4,
03-SE-23B-1, 03-SE-23B-2

Scale 1:500	Print date 06 January, 2026
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Mainland North Division

Drainage Services Department
Government of the Hong Kong
Special Administrative Region

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月25日星期日 4:28
收件者: tpbpd/PLAND
主旨: A/NE-TK/849 DD 17 Lung Mei Private Garden
類別: Internet Email

Dear TPB Members,

842 withdrawn. *"Recently, we received a notification from the Lands Department regarding some unclear points, therefore we are reapplying, making amendments and clarifying the existing structures and their total floor area."*

So back with amended footprint of 98sq.m.

So how much has this cost in administrative time and resources?

Previous comments upheld. It is quite clear that the streamlining was all about curtailing the rights of citizen as any genuine focus on making the system more efficient would have entailed a through revision of the lumbering STT formula.

TPB members are not fulfilling their duty to monitor the administration on the part of the public as they are not pushing for change where change is clearly required.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 6 November 2025 2:06 AM HKT
Subject: A/NE-TK/842 DD 17 Lung Mei Private Garden

A/NE-TK/842

Lots 1738 S.B ss.3 (Part) and 1830 (Part) in D.D. 17 and Adjoining Government Land, Lung Mei, Tai Po

Site area: About 104sq.m Includes Government Land of about 29sq.m

Zoning: "VTD" and "Agriculture"

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Applied use: Private Garden

Dear TPB Members,

Applications like this demonstrate that the 'streamlining' arrangements introduced to the planning process in recent years were designed not to make the system more efficient but rather to curtail participation of the community and to allow the administration to circumvent regulations.

This is the 6th application. Each one incurs a considerable amount of paper pushing and time wasting on the part of the applicant, Lands re STT, PlanD, TPB and any citizen taking interest.

Clearly the solution would be to regularize the arrangement. Make an offer to sell the GL to the applicant. If this is rejected take the land back. At the same time introduce measures to include the "V" zoned area into the legal footprint of the house.

Perhaps some daring member of TPB could raise this issue?

Mary Mulvihill

A/NE-TK/596

Lots 1830 (Part) and 1738 S.B ss.3 (Part) in D.D. 17 and adjoining Government land, Lung Mei Village, Ting Kok, Tai Po

Site area : About 104 m² Includes Government Land of about 29 m²

Zoning : "Agriculture" and "VTD"

Applied Use : Private Garden

Dear TPB Members,

This is the third application for so called 'temporary' use that is now looking like it could be an ongoing process.

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These temporary gardens are problematic as there are many thousands of homes situated beside Agriculture, Open Space and Green Belt land. Approval of use of land for this purpose will encourage other applicants to jump on the band wagon.

If there is no way for the Applicant to acquire the site and install a legitimate and permanent garden then the application should be rejected as it sets an undesirable precedent.

Mary Mulvihill