

This document is received on 2026-02-20
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

2502963

24/12

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/TM-LTY4/510
	Date Received 收到日期	2026-02-20

- 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)

陶連溪祖 (司理陶青雲) To Lin kai Tso (Manager = To Ching Wan)

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)

黃崇健

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. 2000 in D.D. 130, 新界屯門坭圍
(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 898 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 N/A 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)	Nil 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	藍地及赤園分區計劃大綱圖 S/TM-LTTY/13
(e) Land use zone(s) involved 涉及的土地用途地帶	"V" 鄉村式發展
(f) Current use(s) 現時用途	私家車輛停車場 (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 9/4/2026 - 23/4/2026 (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 9.1.2026 (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	私 ^家 停車 輛 停車場(只限私家車) (臨時三年) (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	898sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	NILsq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	NIL
Proposed domestic floor area 擬議住用樓面面積	NILsq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	NILsq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	NILsq.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)	
N/A	
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	22
Motorcycle Parking Spaces 電單車車位	NIL
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NIL
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NIL
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NIL
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	N/A
Coach Spaces 旅遊巴車位	N/A
Light Goods Vehicle Spaces 輕型貨車車位	N/A
Medium Goods Vehicle Spaces 中型貨車車位	N/A
Heavy Goods Vehicle Spaces 重型貨車車位	N/A
Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間 <p style="text-align: center; font-size: 1.2em; color: blue;">24小時 全天候包括星期日及公眾假期</p>																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <p style="text-align: center; color: blue; font-weight: bold;">鄉村通道連接青山公路藍地段</p> No 否 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																															
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 No 否 <input checked="" type="checkbox"/>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<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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Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 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 style="text-align: center;">N/A</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 style="text-align: center;">A/ _____ / _____</p>
<p>(b) Date of approval 獲批給許可的日期</p>	<p style="text-align: center;">..... (DD 日/MM 月/YYYY 年)</p>
<p>(c) Date of expiry 許可屆滿日期</p>	<p style="text-align: center;">..... (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>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
<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。

- Lot 2000 in D.D. 130 此幅自 1905 年集體官地 (Block Crown Lease) 屬於陶連溪祖的私人農地，業權至今沒有變動。它的位置大約是位於新界屯門坳圍原居民村落西南一隅，附近方圓 100m 之內的 "V" 鄉村發展用地，皆絕大部分經有關的原居民私人土地業主，向屯門地政處成功申請，建造了新界豁免屋宇。粗略計算，上述 100m 之內已建造了大約六十多幢屋宇。
2. 惟獨是 Lot 2000 in D.D. 130 此地段屬於祖堂擁有，根據地政總署新界小型屋宇政策，陶連溪祖不乎合資格申建丁屋。故此，此地段一直去空，沒有建造屋宇。
3. 也正是地段土地去空的原因，附近居住的村民，因應泊車的日常需要，早出晚歸，便將此地段作為停泊私家車輛用途，情況已經存在了二十多年。這類因利成便，將新界村落空置土地泊車，其實是非常普遍。
4. 今年十二月初，規劃署職員到坳圍巡查，發覺了上述情況，囑咐泊車情況違反城市規劃條例，陶連溪祖必須盡快就此向城市規劃委員會申請 s.16 改變土地用途，規範作為私家車輛停車場的用途。
5. 此地段私家車輛出入 (In and Out)，日常是經一條鄉村路通道，連接青山公路藍地段。該通道已存在了大半世紀，數年前更獲屯門政務專員經鄉村工程基金撥款優化維修，通道旁更加設鄉村照明系統的路燈。詳細情況，請參閱夾附表格圖則。
6. 新界各區原居民村落的土地，作為臨時停泊私家車輛用途的 s.16 城規申請，過往已有不少成功先例。據了解城市規劃委員會剛於 7-11-2025 批准了新界北區打鼓嶺坪洋村村務委員會提出的一個相同類似的申請 (Ref.: TPB/A/NE-TKL/818)。
7. 最後，陶連溪祖共有兩位司理，分別是陶土壽及陶青雲 (見附夾田土註冊處文件 Memorial No. TM 190880 dated 13/9/1978)。陶土壽已離世死去多年，祖堂一切所有事宜，由陶青雲負責處理。

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

.....
黃榮健

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

22/12/2025

..... (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

- 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。
- 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畫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. 2000 in D.D. 130, 新界屯門坳圍 Nai Wan, Tuen Mun, N.T.
Site area 地盤面積	898 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NIL sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	藍地及赤圍分區計劃大綱圖 Lam Tei and Yick Yuen Outline Zoning Plan, NO. S/TM-LTY/13
Zoning 地帶	鄉村式發展 "V" Village Type Development
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 / <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規畫許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	私家車輛停車場 (臨時三年) (祇限私家車) Private Vehicles Park (Temporary 3 Years)

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積		%	<input type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		22
	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) <hr/>		22
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數			
Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>			

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
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

Re: Lot NO. 2000 in D.D. 130

申請 S.16 城規條例改變土地用途為
停泊村民私家車輛停車場用途

E-mail to: tkbpd@pland.gov.hk

25.2.2026


補充資料

本人黃學健，早前遞交標題申請，這兩天曾與
規劃署職員馬先生電話傾談（註：馬先生電話為：
21586306），現再提交以下補充資料：—

標題地段的現有車位之上，皆有臨時建築
材料製做的簷篷，遮擋陽光直接照射車輛。
簷篷（"canopy"）的存在，是利用它們^{本身}的重量承託
於地面之上，沒有直接地插入於地面之下。
據本人服務地政總署三十四年的經驗

所以，嚴格來說，這些簷篷並不構成「構
築物」Structure 的定義，由於它們都不是 "Affix to
the ground," 而是擺放在地上，利用它們的重
量，"Resting on its own weight", 根據地政總署法
律部多年來的法律觀點，此等簷篷並不是構
築物！

c.c. Mr. 馬 E-mail:
skema@pland.gov.hk


黃學健

致：城市規劃委員會

31-3-2026

有關 S.16 規劃申請 Ref. A/TM-LTY/510 對三個
政府部門 (Lands D, EPD & TD) 提出意見的回應

繼本人 25/2/2026 的 e-mail, 現再作以下補充回應:-

(i) Lands D

本人 25/2/2026 e-mail 有關 "Structure" 的法律觀點, 是從過往在 Lands D 的工作經驗學到的。於 1985 年左右, 本人任職 DLO/TW, 為負責契約管理 (Lease Enforcement) 的地政主任, 在處理放置於私人農地之上的改裝貨櫃作為住宅是否違反「集體官批」地契的時候, 獲當時的 Registrar General 律師意見指導, 若貨櫃只是擺放在地面之上, 利用它本身的重量穩定停放, 貨櫃沒有插入地面之下, 那這貨櫃雖然用作為住宅, 在法理上亦不構成 "Structure" 的定義。

2. 同樣情況出現於 1988 年左右, 本人被調至 DLO/W, 也是負責契約管理的工作。在處理一宗大型起重機, 它被安放於兩條鐵軌之上, 起重機底部有鐵輪承托於鐵軌之上, 以致起重機可以吊起重型貨物, 利用鐵軌來回走動, 將貨物吊起運送。當時 LACO 的律師認為, 由於起重機並非 "Affix to the ground" 插入地面之下, 就算起重機巨大非常 (very mammoth), 也不是一個 "Structure"。

3. 回顧標題申請停車場的停車位之上的蓬帳, 它底部有鐵架支柱並沒有 "Affix to the ground", 而蓬帳大部份可以伸縮回收, 所以 Lands D 的意見價值高權, 本人認為車位蓬帳並非 "Structure"!

(ii) EPD

4. 本人謹再次澄清，停車場內的車輛，絕不會有大規模的清潔洗車及維修補漆工業行為。

(iii) TD

5. TD 提出建議，擬申請停車場通道的入口，連接慈青山道一藍地段，由於橫跨現有政府建造的單車徑 (Cycle Track) 其中一段，故此今尚申請，本人須設計及建造一個合適的入口，保障單車人士的安全。

6. 就此，城規會必須明察，有關的鄉村停車場通道，其實已經存在超過三十載！遠比沿慈青山道建造的單車徑更久遠。而毗連此通道入口有兩戶人家，也是利用此通道入口連接青山道。在此整段青山道一藍地段，更有無數戶人家的入口通道，也是相同情況下，橫跨有關路段的單車徑。

7. 以上情況，明顯反映政府設計整條單車徑之前，根本從未考慮過單車人士的安全，而現反諸將安全責任推給由本人負責，實在有點那個，非常不公平！希望 TD 能夠反思！停車場通道的單車徑路段，已建造了一個鐵閘，政府只要多見一個在此路段單車人士便要慢駛落車，從而能夠保障他們的人身安全。


黃學健

Government Departments' General Comments

1. Traffic

(a) Comments of the Commissioner for Transport (C for T):

- No comment on the application from traffic engineering viewpoint.
- Advisory comments as detailed in **Appendix IV**.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- No comment on the application from highways maintenance viewpoint.
- Advisory comments as detailed in **Appendix IV**.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- No objection to the application from environmental planning perspective.
- No environmental complaint pertaining to the application site (the Site) were received in the past three years.
- Advisory comments as detailed in **Appendix III**.

3. Drainage

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

- No objection to the application from the public drainage viewpoint.
- Should the application be approved, a condition should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent areas. The applicant could make reference to DSD Technical Note No.1 - Technical Note to prepare a "Drainage Submission".
- Advisory comments as detailed in **Appendix III**.

4. Fire Safety

Comments of the Director of Fire Services (D of FS):

- No objection in principle to the application subject to fire service installations being provided to the satisfaction of the D of FS.

- Advisory comments as detailed in **Appendix III**.

5. Building Matters

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

- No objection to the application.
- There is no record of approval by the Building Authority for any structures at the Site. BD is not in a position to offer comments on its/their suitability for the applied use in the application.
- Advisory comments as detailed in **Appendix III**.

6. District Officer's Comments

Comment of the District Officer (Tuen Mun), Home Affairs Department (DO(TM), HAD):

- His office has laid anti-skid dressing to an access in proximity to the in-and-out point as indicated by the applicant in this application. The aforementioned work, which is currently maintained by his office on an ad-hoc basis, commenced in April 2020.
- His office has not received any public comment on the application.

7. Other Departments

The following departments have no objection to/no comment on the application and their advisory comments, if any, are in **Appendix III**.

- Director of Electrical and Mechanical Services (DEMS);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) the permission is given to the development/use under application. It does not condone any other development/use(s) and structures not covered by the application. Immediate action should be taken to discontinue such development/use(s) and remove such structures not covered by the permission;
- (c) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (d) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
 - (i) the Site comprises an Old Schedule Agricultural Lot 2000 in D.D. 130 (“the 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) the Lot owner/applicant shall either (i) remove the unauthorised structures not covered by the application immediately; or (ii) include the unauthorised structures in the application for the further consideration by the relevant departments and, subject to the approval of the Town Planning Board to the application which shall have reflected the rectification or amendment as aforesaid required, apply to his office for a Short Term Waiver (“STW”) to permit the structures erected. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the Lot owner/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future;
 - (iii) the Site is accessible via a local track on other private lot and Government land (GL) leading from Castle Peak Road – Lam Tei. His office does not carry out maintenance works for the said GL nor guarantee that any right-of-way to the Site will be given. The applicant shall be responsible for his own access arrangement; and
 - (iv) his office reserves the right to take lease enforcement actions as considered appropriate against any unauthorised erection/extensions/alterations of the structures erected or to be erected within the Lot or any unauthorised occupation of GL at any time irrespective of whether planning permission will be given or not. Enforcement action will be taken should any structures be found erected without prior approval given by his office or be in breach of the approval given;
- (e) to note the comments of the Commissioner for Transport (C for T) that most part of the proposed access route is not managed by the Transport Department (TD). Agreement from relevant authority should be sought;

- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) the vehicular access arrangement should be commented by TD;
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (iii) HyD shall not be responsible for the maintenance of any access connecting between the Site and Castle Peak Road – Lam Tei. The applicant should design and construct a proper run-in to avoid damage to the footpath, cycle track and associated highway facilities;
- (g) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to observe and follow the environmental measures in the latest ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ and comply with the relevant environmental protection and pollution control ordinances;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the applicant is required to maintain his drainage facilities/system properly and rectify them if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of any damage and/or nuisance caused by failure of his facilities/system;
 - (ii) the applicant should construct and maintain the proposed drainage facilities whether within or outside the subject lot at his own expense; and
 - (iii) the Site is in an area where public sewerage connection is not available. Environmental Protection Department should be consulted regarding sewage treatment/disposal facilities for the proposed development;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the application, the applicant is advised to submit a Declaration Form together with relevant FS 251 for approval;
 - (ii) however, the applicant is reminded that if the application will involve the erection of enclosed structures, the aforesaid Declaration Form will no longer be applicable while the applicant is required to submit relevant layout plans incorporated with proposed fire service installations (FSIs) to the Fire Services Department (FSD) for approval;
 - (iii) notwithstanding the introduction and implementation of the Declaration Form by FSD effective 2 July 2025, the fire safety related approval conditions, i.e. the submission and implementation of a FSIs proposal, should be incorporated into the application. The submission of a completed Declaration Form alongside valid FS 251 will be considered equivalent to compliance with the relevant approval conditions; and

- (iv) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) if any existing structures are erected on leased land without approval of BD (not being a New Territories Exempted House), they are unauthorised under BO and should not be designated for any approved use under the application;
 - (ii) for unauthorised building works (UBWs) erected on the leased land, including the existing structures under the application (if any), enforcement action may be taken by the Building Authority to effect their removal in accordance with BD's enforcement policy against UBWs as and when necessary. The grant of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under BO; and
 - (iii) detailed comments under BO to be provided during building plans submission; and
- (k) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
 - (i) existing water mains will be affected. The cost of any necessary diversion shall be borne by the applied development;
 - (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5m from the center line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (iii) no trees or shrubs with penetrating roots should be planted within the Waterworks Reserve or in the vicinity of the water main; and
 - (iv) the Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年03月12日星期四 3:15
收件者: tpbpd/PLAND
副本: FS Office/FSPO
主旨: A/TM-LTYYY/510 DD 130 Nai Wai, Tuen Mun
類別: Internet Email

A/TM-LTYYY/510

Lot 2000 in D.D. 130, Nai Wai, Tuen Mun

Site area: About 898sq.m

Zoning: "Village Type Development"

Applied use: 22 Vehicle Parking

Dear TPB Members,

So authorities have finally got around to tackling this parking scam. Hopefully FS will be sending a bill for the tax due on the revenue garnered over the many years of unapproved operation. This would go towards the public expenditure on improving the access roads.

No mention of EV recharging facilities that should be mandatory for all newly approved parking lots.

Mary Mulvihill