

2026年 6月 1日
此文件在 收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。
2026 -06- 01

The _____ is received on _____.
The _____ 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

260743 293 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/YL-KTS/1134
	Date Received 收到日期	2026-06-01

- 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.
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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)

Golden Pinnacle Auto Engineering Limited 金峻汽車工程有限公司

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

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

Pang Hing Yeun 彭慶餘

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	D.D. 113 Lot Nos. 314 RP (Part), 315 (Part), 317 S.F, 317 S.G (Part), 317 S.H (Part) & 317 S.I RP, Ma On Kong, Pat Heung, Yuen Long, New Territories. 新界元朗八鄉馬鞍崗丈量約份第113約地段第314號餘段 (部份)、315號 (部份)、317號F分段、317號G分段 (部份)、317號H分段 (部份) 及317號I分段餘段
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 1408.41 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 28.06 sq.m 平方米 ☒ 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 ☐ About 約

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
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(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Golden Pinnacle Auto Engineering Limited 金峻汽車工程有限公司

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(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 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin South OZP No. S/YL-KTS/15 錦田南分區計劃大綱核准圖編號 S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	Village Type Development 鄉村式發展
(f) Current use(s) 現時用途	Vacant 空置 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☐ is the sole “current land owner”^{”#&”} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{”#&”} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the “current land owners”^{”#&”} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{”#&”} (請夾附業權證明文件)。
- ☒ is not a “current land owner”^{”#”}.
並不是「現行土地擁有人」^{”#”}。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at23/03/2026..... (DD/MM/YYYY), this application involves a total of5..... “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) of5..... “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)
3	D.D. 113 Lot Nos. 314 RP, 317 S.F, 317 S.G, 317 S.H, 317 S.I RP	23/03/2026
2	D.D. 113 Lot No. 315	23/03/2026

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) with Ancillary Facilities For a period of 3 years 擬議臨時公眾停車場(私家車及輕型貨車)連附屬設施(為期三年) (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	☒ year(s) 年 3 ☐ month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	 1380.35 .....sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	 28.06 .....sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	 1
Proposed domestic floor area 擬議住用樓面面積	 NA .....sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	 28.06 .....sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	 28.06 .....sq.m ☒ About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 1個(每個長約6.1米，闊約4.6米，1層高約2.6米)貨櫃用作辦公室	
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	 39 (5m x 2.5m)
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	 6 (7m x 3.5m)
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 星期一至日全日 24 小時開放，包括公眾假期.....			
(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	☒ 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)) 鄉村車路通往錦河路.....	
	No 否	☐ 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	☐ Please provide details 請提供詳情	
	No 否	☒	
(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	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約	
	No 否	☒	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 ☐ No 不會 ☒ On traffic 對交通 Yes 會 ☐ No 不會 ☒ On water supply 對供水 Yes 會 ☐ No 不會 ☒ On drainage 對排水 Yes 會 ☐ No 不會 ☒ On slopes 對斜坡 Yes 會 ☐ No 不會 ☒ Affected by slopes 受斜坡影響 Yes 會 ☐ No 不會 ☒ Landscape Impact 構成景觀影響 Yes 會 ☐ No 不會 ☒ Tree Felling 砍伐樹木 Yes 會 ☐ No 不會 ☒ Visual Impact 構成視覺影響 Yes 會 ☐ No 不會 ☒ Others (Please Specify) 其他 (請列明) Yes 會 ☐ No 不會 ☒		

	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)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
 位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ 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. 申請地點位于馬鞍崗村，附近亦有河背村及大𤼵村，而三條村並沒有政府公眾停車場，村內車位短缺。
2. 由於車位不足，每到晚上都會有車輛停泊在村路旁，影響道路使用者安全。
3. 申請地點只停泊私家車及輕型貨車，3.3 噸以上車輛不得停泊。
4. 申請地點合共45個車位，39個私家車位及6個輕型貨車位，而場內的車輛通道闊4.5米以上，而入口闊約6.8米，因此有足夠空間及闊度給車輛行駛。
5. 申請地點只提供月租，不提供時租車位，因此不會因輪候車位而引至車輛於場外排隊，引至交通擠塞。
6. 申請地點主要提供給馬鞍崗村、河背村及大𤼵居民使用，外來人士不得使用有關車位。
7. 我們預計車輛流量每日約為30-35架次。
8. 申請地點現時有一條村路，連接錦河路，而村路段上設有多個避車處。
9. 申請地點位于近村口的位置，對於村內居民沒有太大影響。
10. 申請地點擬議1個構築物用作辦公室。
11. 申請地點東面為一條政府大型排水渠，可以足夠收集我們場地內的排水系統，不會因發展而引至水浸。
12. 村長及村民對於我們的申請都給予支持，主要原因可將村內車輛集中一點，騰空村內位置作其他用途。
13. 申請地點範圍內有兩幅私人土地給我們的場地圍繞著，即地段第316號及325號，若該兩地段的業主有需要，可隨時經過我們申請地點的出入通道，進出該兩地段。
14. 任何未根據《道路交通(車輛登記及領牌)規例》(第374E章)簽發有效牌照的車輛均不得進入申請地點。

8. Declaration 聲明

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

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

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

Signature
簽署

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

.....

Pang Hing Yeun

.....

Name in Block Letters

姓名（請以正楷填寫）

Position (if applicable)

職位（如適用）

Professional Qualification(s) ☐ 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

..... 23/03/2026 (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	D.D. 113 Lot Nos. 314 RP (Part), 315 (Part), 317 S.F, 317 S.G (Part), 317 S.H (Part) & 317 S.I RP, Ma On Kong, Pat Heung, Yuen Long, New Territories. 新界元朗八鄉馬鞍崗丈量約份第113約地段第314號餘段 (部份)、315號 (部份)、 317號F分段、317號G分段 (部份)、317號H分段 (部份)及317號I分段餘段
Site area 地盤面積	1408.41 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Kam Tin South OZP 錦田南分區計劃大綱核准圖 S/YL-KTS/15
Zoning 地帶	Village Type Development 鄉村式發展
Type of Application 申請類別	☒ 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 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) with Ancillary Facilities For a period of 3 years 擬議臨時公眾停車場(私家車及輕型貨車)連附屬設施(為期三年)

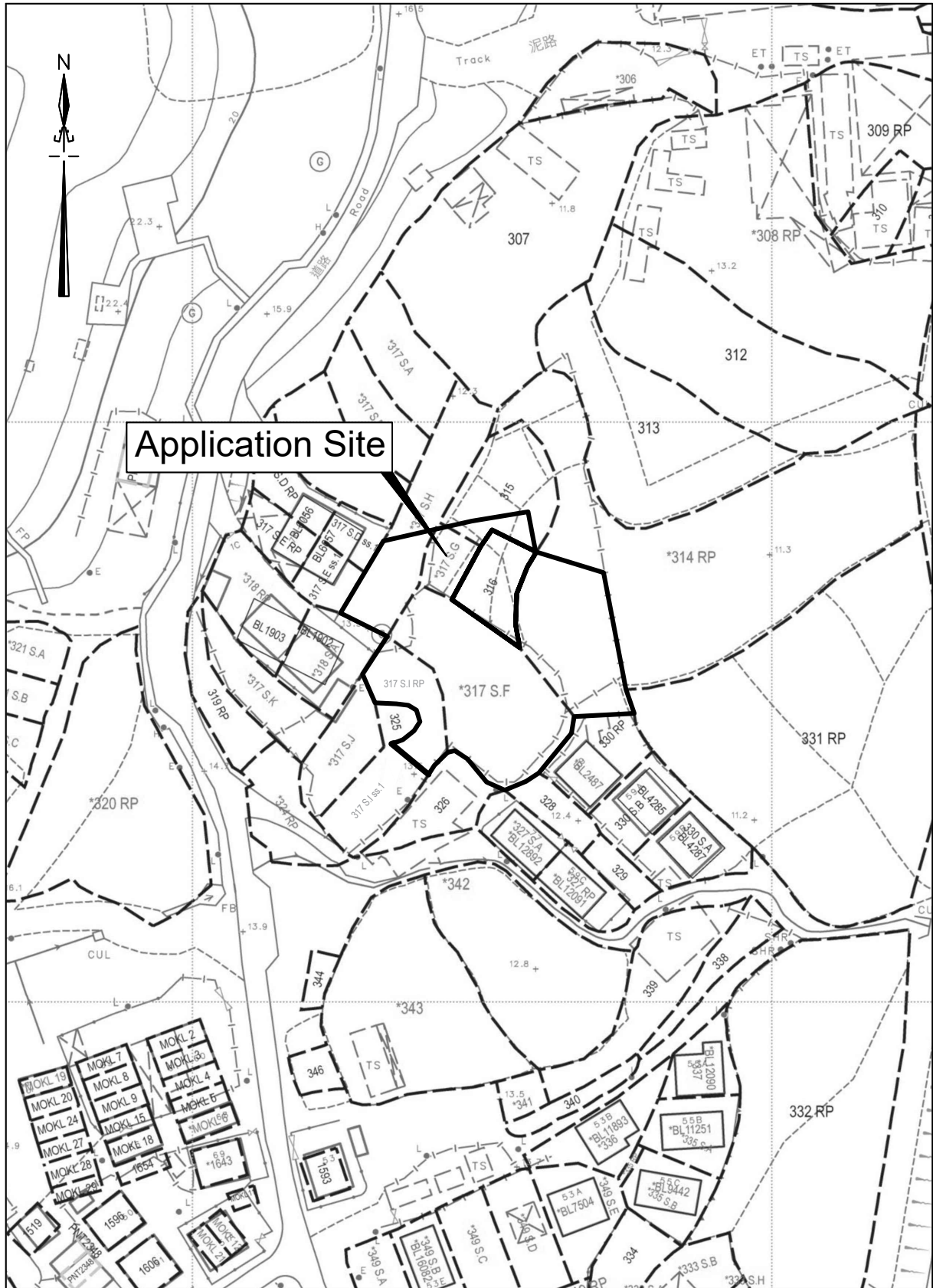
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	28.06 ☒ About 約 ☐ Not more than 不多於	0.02 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	2.6 m 米 ☐ (Not more than 不多於)	
		1 Storeys(s) 層 ☐ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	2 % ☒ 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		45
	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) _____ _____		39 (5m x 2.5m) 6 (7m x 3.5m)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

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	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☒
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
Location Plan, Access Plan, Filling Plan, Routing Plan, Drainage Assessment Report		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
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。

LOCATION PLAN



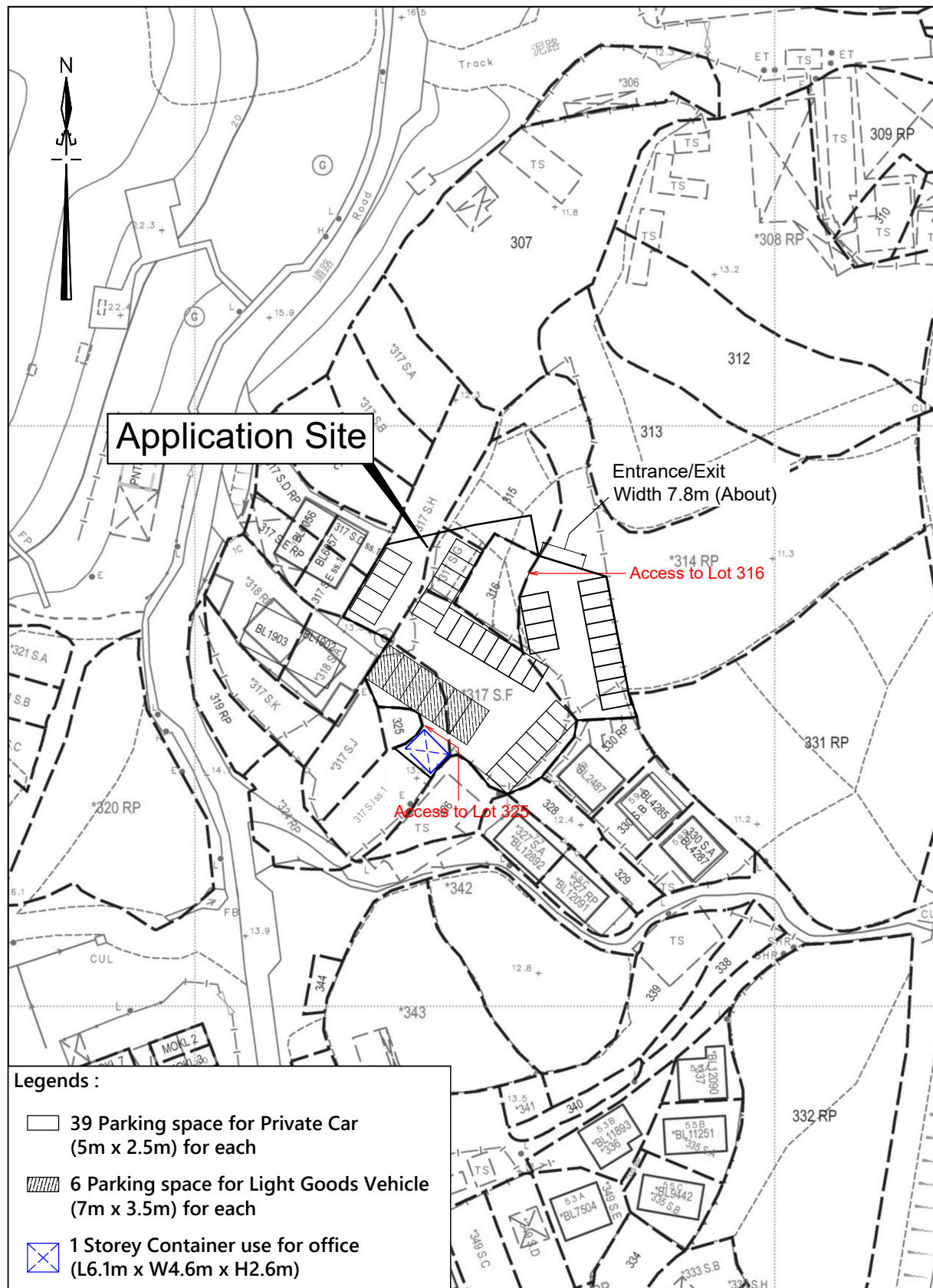
卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

Scale : 1 : 1000

Survey Sheet No. : 6-NE-17D
6-NE-22B

Date : March 2026

LAYOUT PLAN



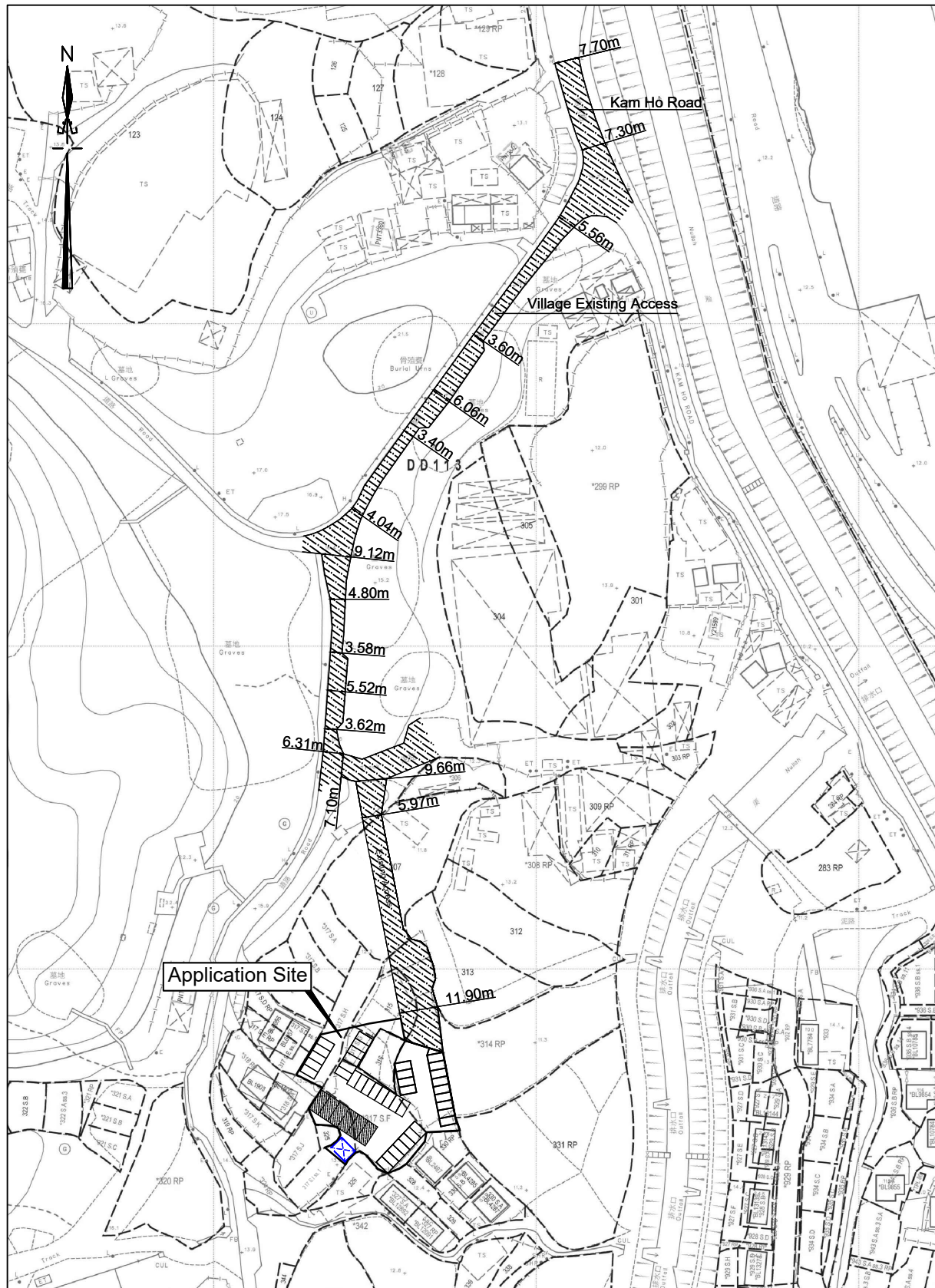
卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

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Survey Sheet No. : 6-NE-17D
6-NE-22B

Date : May 2025

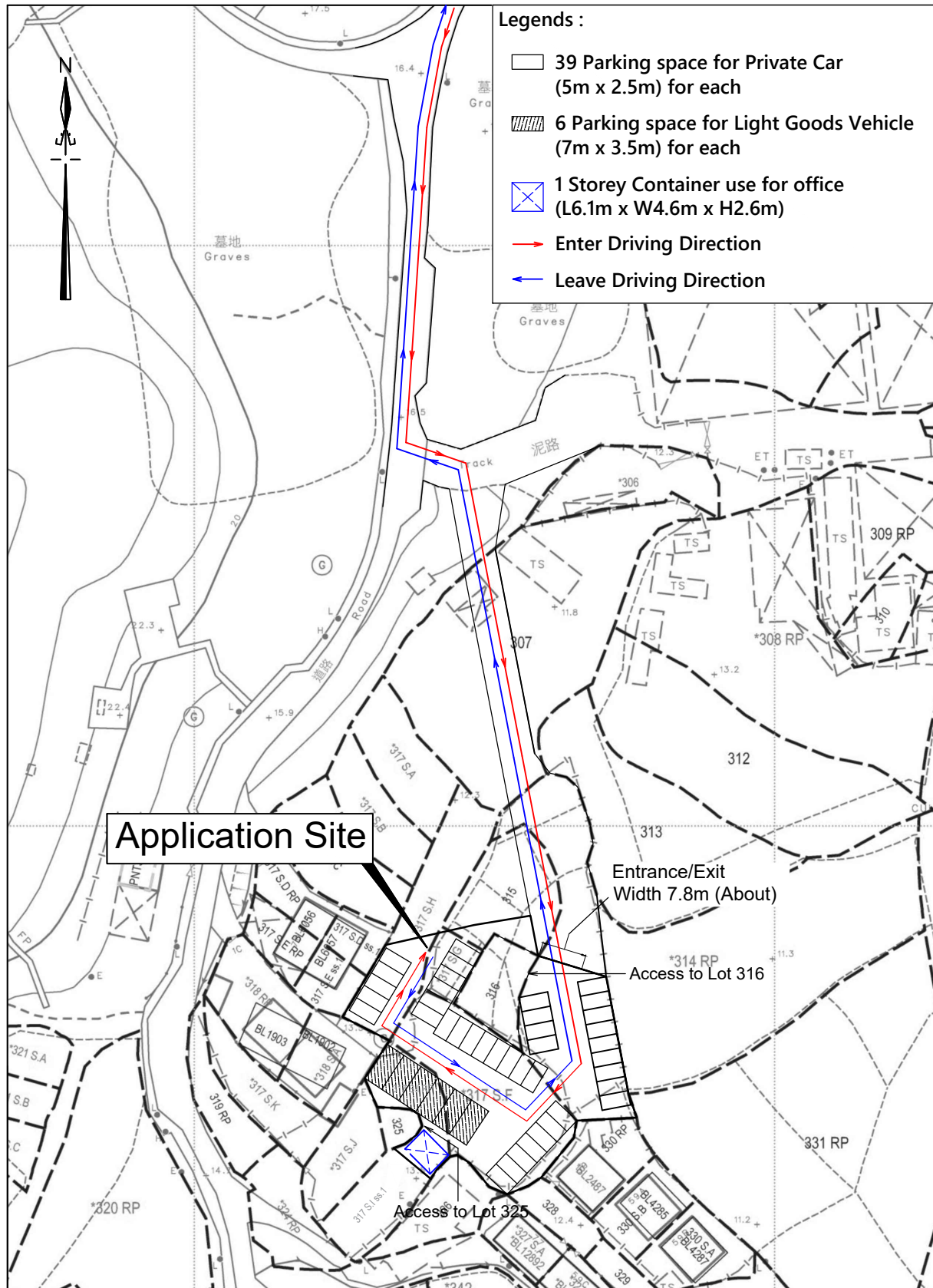
ACCESS PLAN



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

Scale : Not to scale
Survey Sheet No. : 6-NE-17D
6-NE-22B
Date : March 2026

ROUTING PLAN



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

Scale : 1 : 1000

Survey Sheet No. : 6-NE-17D
6-NE-22B

Date : March 2026

寄件者: Athena Pui Yin LAI/PLAND
寄件日期: 2026年06月05日星期五 17:57
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: Fw: A/YL-KTS/1134
附件: P.8.pdf; Drainage Assessment Report (1) (1).pdf; Plan (3).pdf

From: pang hingyeun <[REDACTED]>
Sent: Friday, June 5, 2026 3:36 PM
To: Athena Pui Yin LAI/PLAND <apylai@pland.gov.hk>; Selena Yin Ni SIN/PLAND <synsin@pland.gov.hk>
Subject: A/YL-KTS/1134

Dear Madam,

This email supersedes the one submitted on June 4, 2026, at 2:19 PM.

Please find the revised application form, the Drainage Assessment Report, and the related plans for your reference.

Thank you !

Regards,
H.Y.Pang

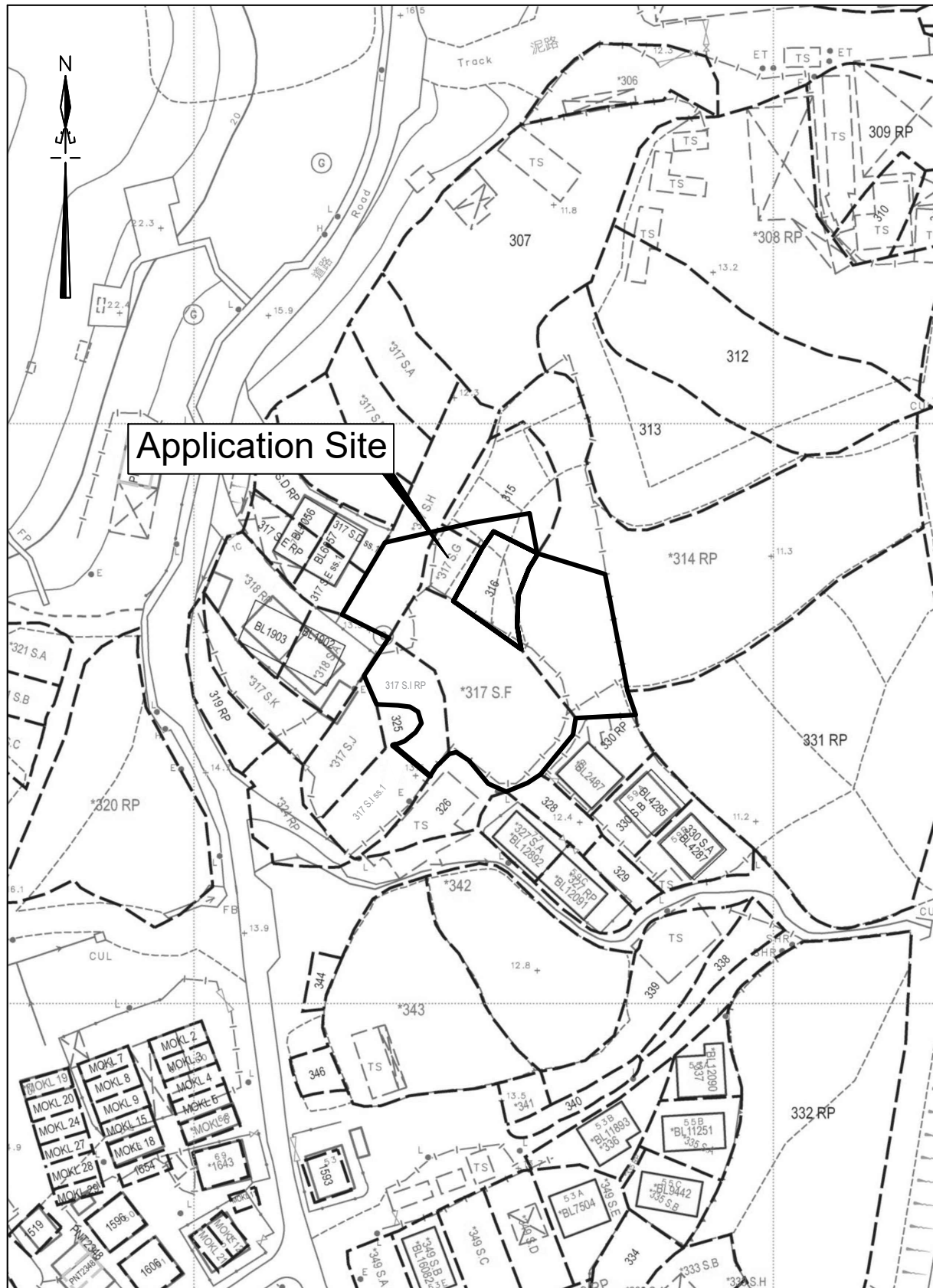
從 [Outlook](#)傳送

7. Justifications 理由

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4. 申請地點合共45個車位，39個私家車位及6個輕型貨車位，而場內的車輛通道闊4.5米或以上，而入口闊約6.8米，因此有足夠空間及闊度給車輛行駛。
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15. 申請地點不准進行任何洗車、維修的活動。
16. 申請地點不准使用任何揚聲器。
17. 申請地點周邊會興建圍板，圍板約2m度，而圍板底部會預留0.2m空間作為疏導雨水。
18. 我們會遵守環保署的實務守則。

LOCATION PLAN



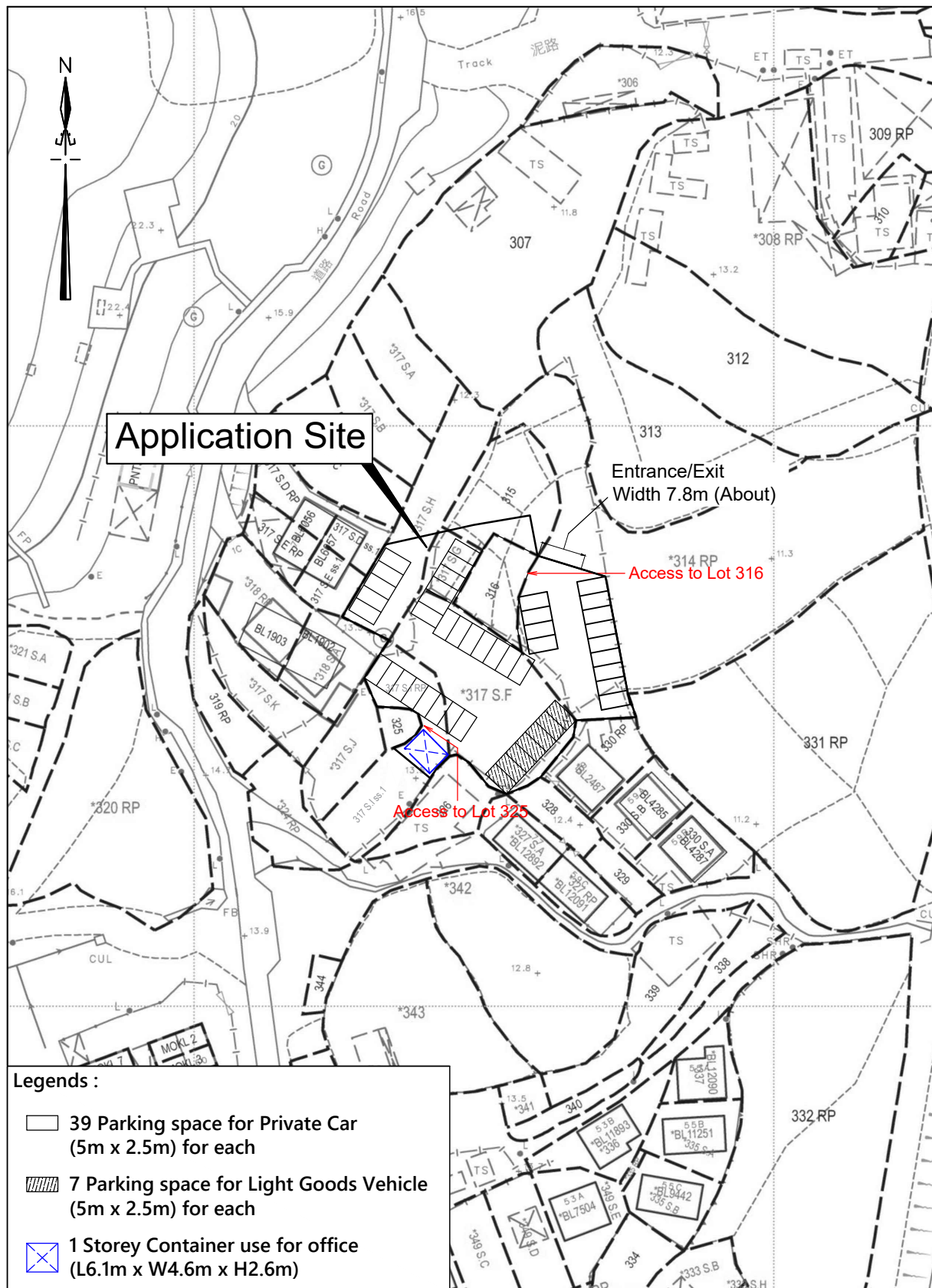
卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

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Survey Sheet No. : 6-NE-17D
6-NE-22B

Date : March 2026

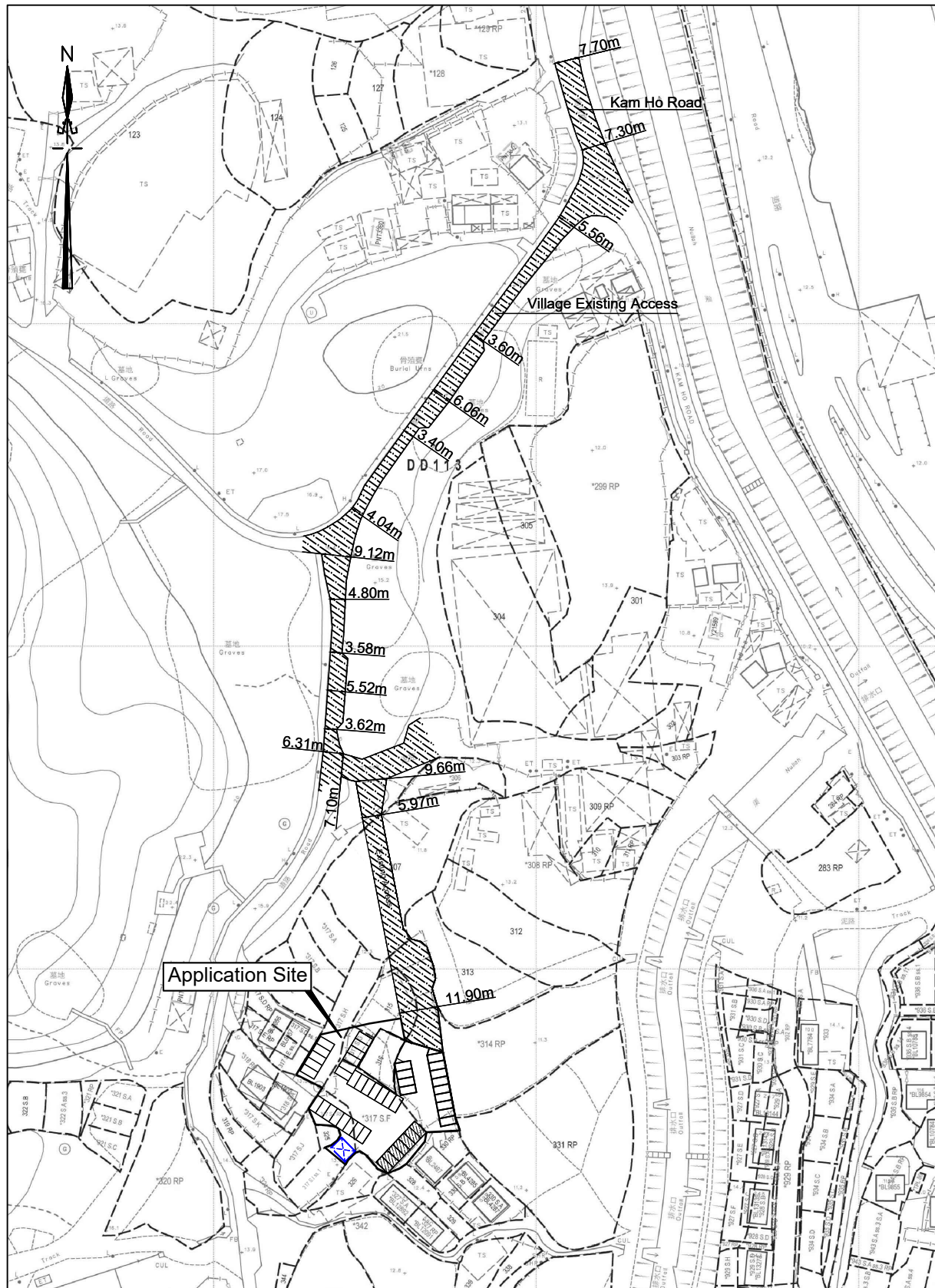
LAYOUT PLAN



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6-NE-22B
Date : March 2026

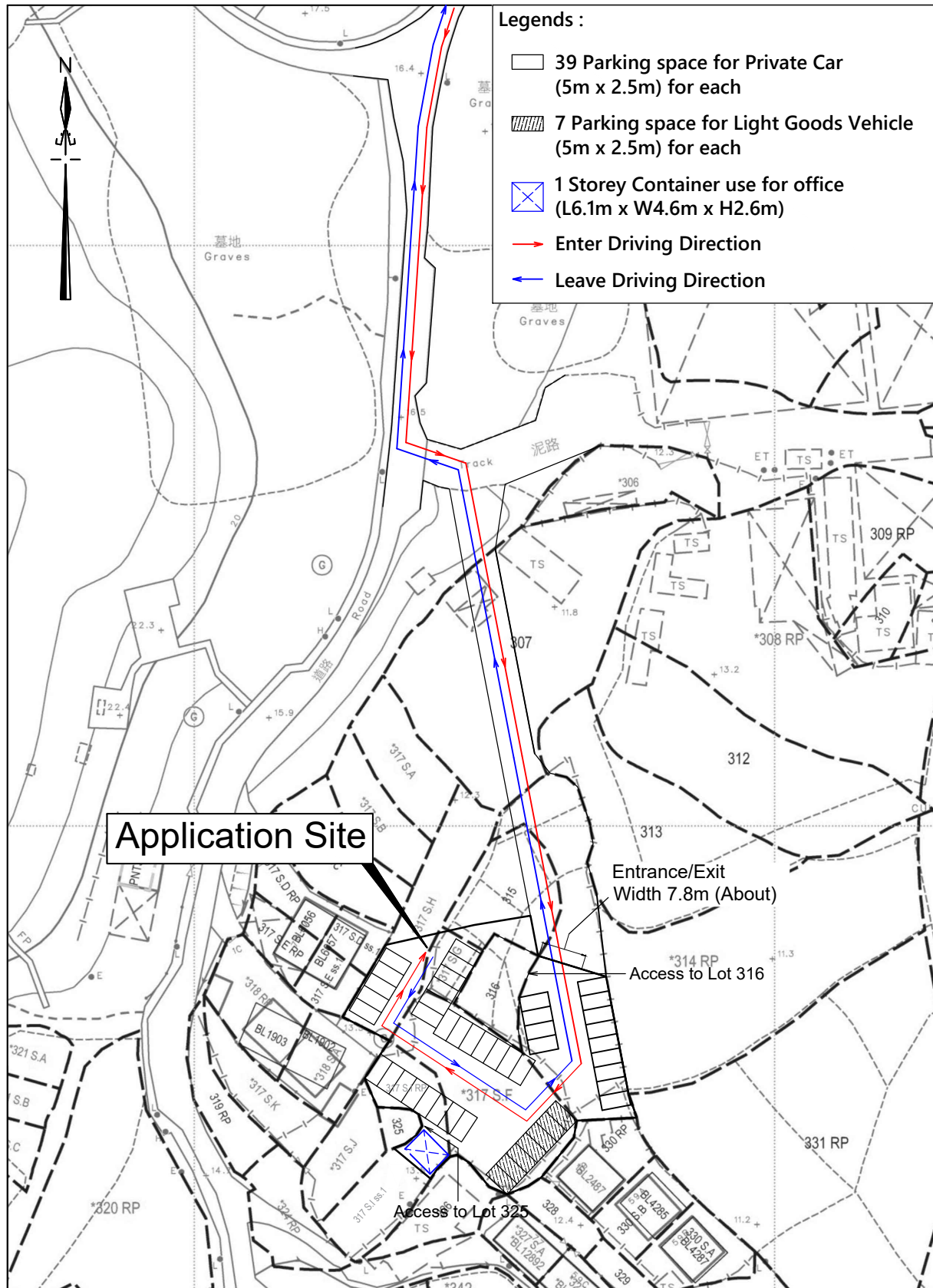
ACCESS PLAN



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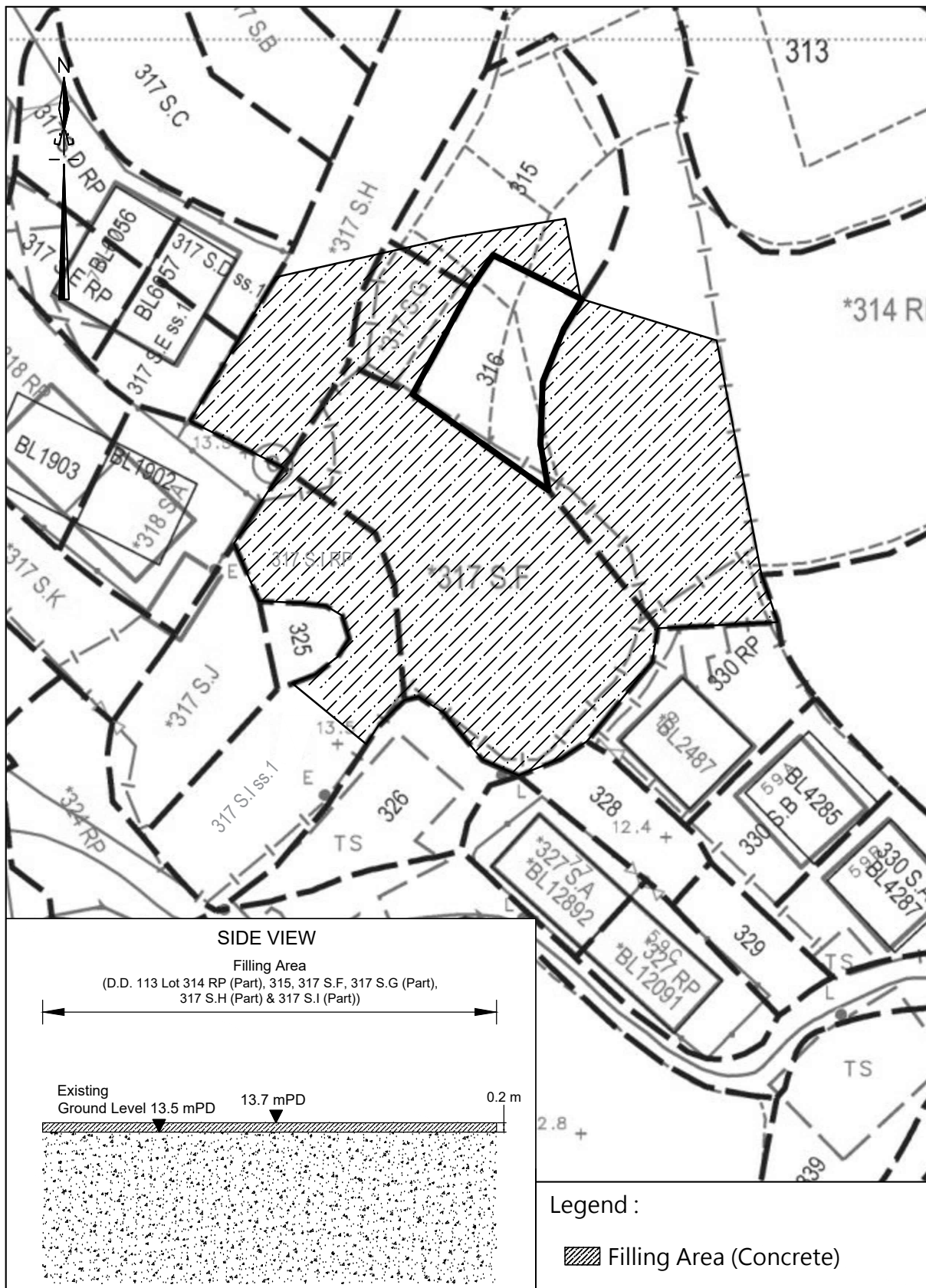
ROUTING PLAN



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FILLING PLAN



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

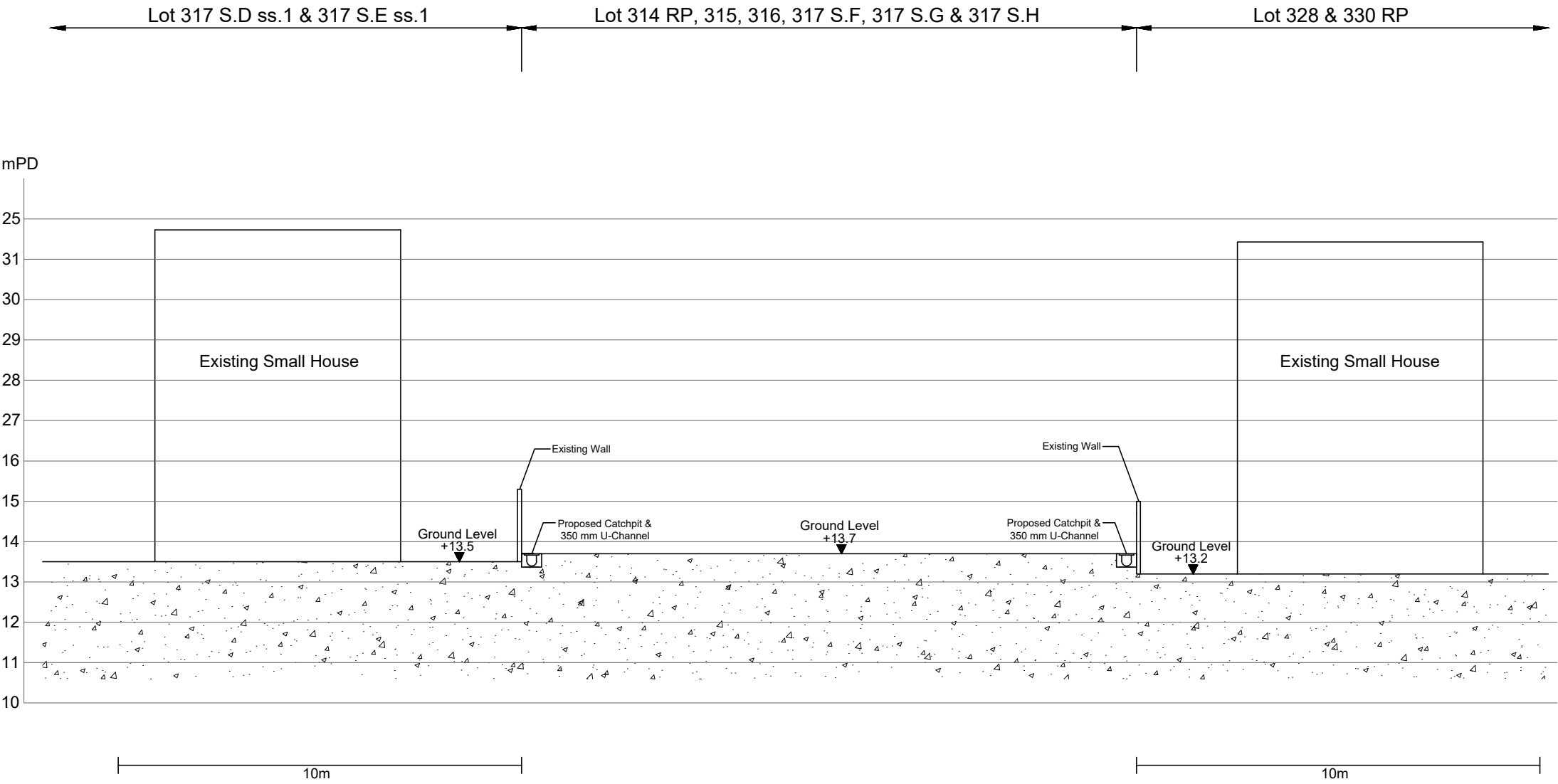
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Survey Sheet No. : 6-NE-17D
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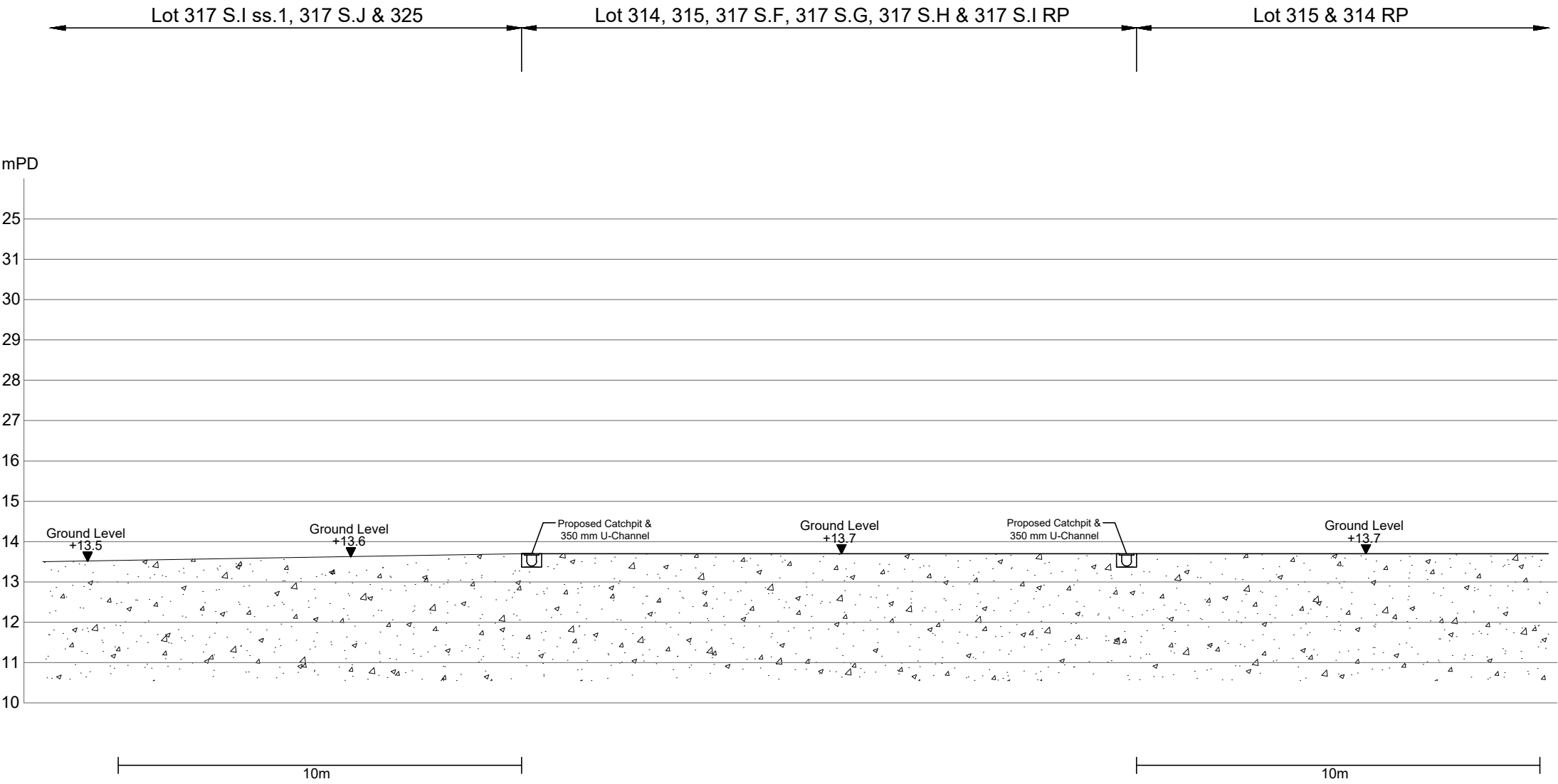
Date : March 2026



LEGEND :	
Application Site	
Drawn	P.Y.KONG
Checked	H.Y.PANG
Project Title : Lot Nos. 314 RP (Part), 315 (Part), 317 S.F, 317 S.G (Part), 317 S.H (Part) & 317 S.I RP in D.D. 113, Ma On Kong, Pat Heung,	
Plan Title : Cross Section	
Plan No. : CW/DN/113/317/CS/01	Scale : 1 : 400
	Date : 23-03-2026
卓 弘 測 量 服 務 公 司 CHUO WANG SURVEY SERVICES COMPANY	



Drawn	P.Y.KONG
Checked	H.Y.PANG
Project Title : Lot Nos. 314 RP (Part), 315 (Part), 317 S.F, 317 S.G (Part), 317 S.H (Part) & 317 S.I RP in D.D. 113, Ma On Kong, Pat Heung,	
Plan Title : Section A - A	
Plan No. : CW/DN/113/317/CS/02	Scale : Not To Scale Date : 23-03-2026
卓 弘 測 量 服 務 公 司 CHUO WANG SURVEY SERVICES COMPANY	



Drawn	P.Y.KONG
Checked	H.Y.PANG
Project Title : Lot Nos. 314 RP (Part), 315 (Part), 317 S.F, 317 S.G (Part), 317 S.H (Part) & 317 S.I RP in D.D. 113, Ma On Kong, Pat Heung,	
Plan Title : Section B - B	
Plan No. : CW/DN/113/317/CS/03	Scale : Not To Scale Date : 23-03-2026
卓 弘 測 量 服 務 公 司 CHUO WANG SURVEY SERVICES COMPANY	

Drainage Assessment Report

Project:

Car Park Development

Location:

DD 113 Lot 307

1. Introduction

The report aims in checking the capacity of the 375mm UC for stormwater management.

2. Catchment Area and Runoff Calculation

- **Total Site Catchment Area** (1) : 2855.3 m² (0.0028553 km²)
- **Design Rainfall Intensity:** 250 mm/hr
- **Runoff Coefficient:** 0.95
- **Peak Runoff Calculation:**

$$Q = 0.278 \times C \times I \times A$$

$$Q = 0.278 \times 0.95 \times 250 \times 0.0028553$$

$$Q = 0.189 \text{ m}^3/\text{s}$$

$$Q = 11340 \text{ L/min}$$

3. Channel Design Justification

- **Selected Channel:** 300UC
- **Gradient:** 1:100
- **Reference Design Chart:** Figure 8.7 – Rapid Design of Channels
- **Suitability:**

Based on the chart, a 375UC are adequate to convey the peak runoff of 11340L/min at a gradient of 1:100

(375UC with 1:100 = 18000 L/min)

1. Introduction

The report aims in checking the capacity of the 450mm UC for stormwater management.

2. Catchment Area and Runoff Calculation

- **Total Site Catchment Area** (1+2) : 6012.1 m² (0.0060121 km²)
- **Design Rainfall Intensity:** 250 mm/hr
- **Runoff Coefficient:** 0.95
- **Peak Runoff Calculation:**

$$Q = 0.278 \times C \times I \times A$$

$$Q = 0.278 \times 0.95 \times 250 \times 0.0060121$$

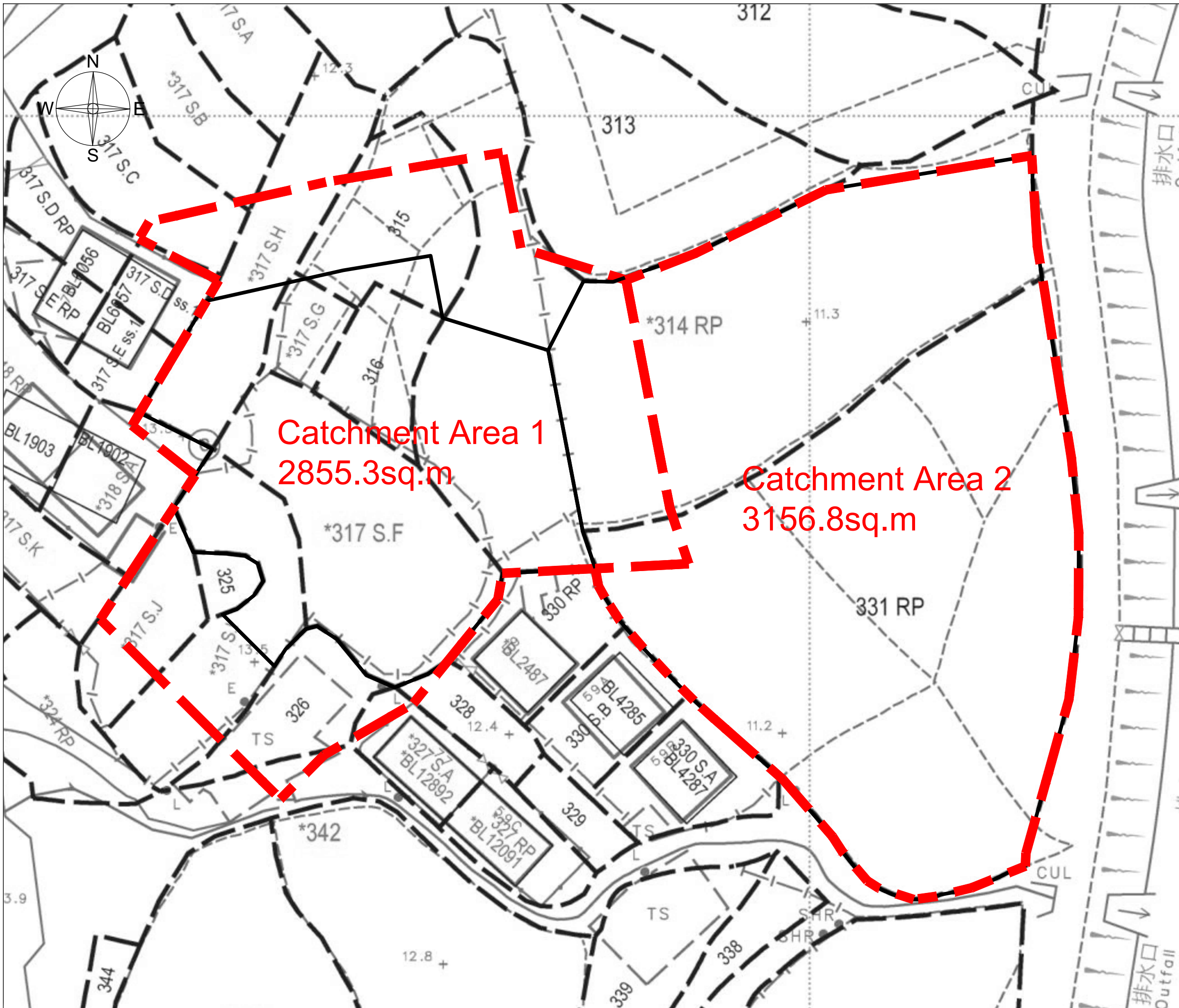
$$Q = 0.397 \text{ m}^3/\text{s}$$

$$Q = 23820 \text{ L/min}$$

3. Channel Design Justification

- **Selected Channel:** 450UC
- **Gradient:** 1:100
- **Reference Design Chart:** Figure 8.7 – Rapid Design of Channels
- **Suitability:**

Based on the chart, a 450UC are adequate to convey the peak runoff of 23820L/min at a gradient of 1:100
(450UC with 1:100 = 27000 L/min)



LEGEND :

Catchment Area

Drawn	P.Y.KONG
Checked	H.Y.PANG
Project Title : Lot Nos. 314 RP (Part), 315 (Part), 317 S.F, 317 S.G (Part), 317 S.H (Part) & 317 S.I RP in D.D. 113, Ma On Kong, Pat Heung,	
Plan Title : Catchment Area	
Plan No. : CW/DN/113/317/CA/01	Scale : 1 : 400 Date : 23-03-2026
卓 弘 測 量 服 務 公 司 CHUO WANG SURVEY SERVICES COMPANY	

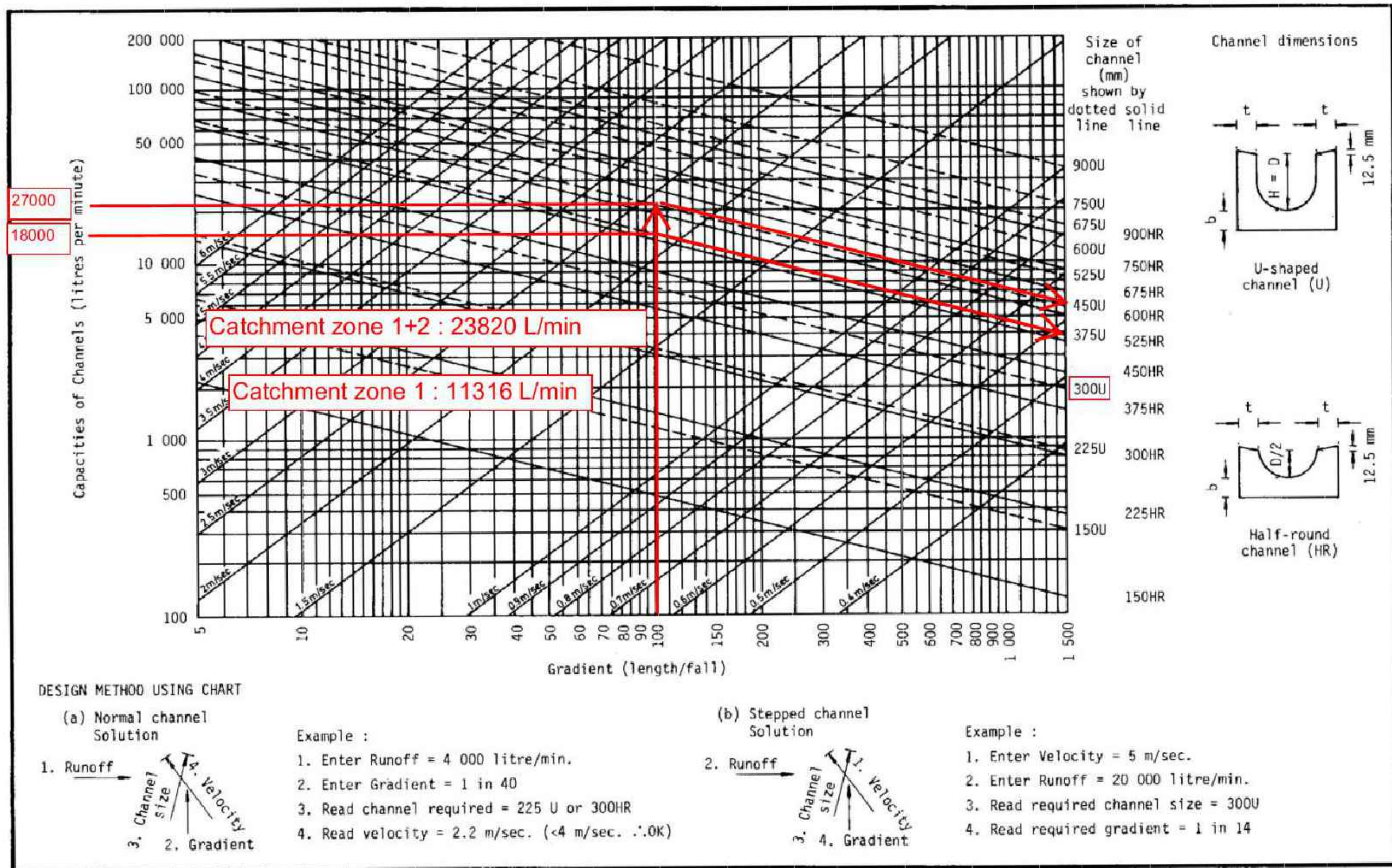
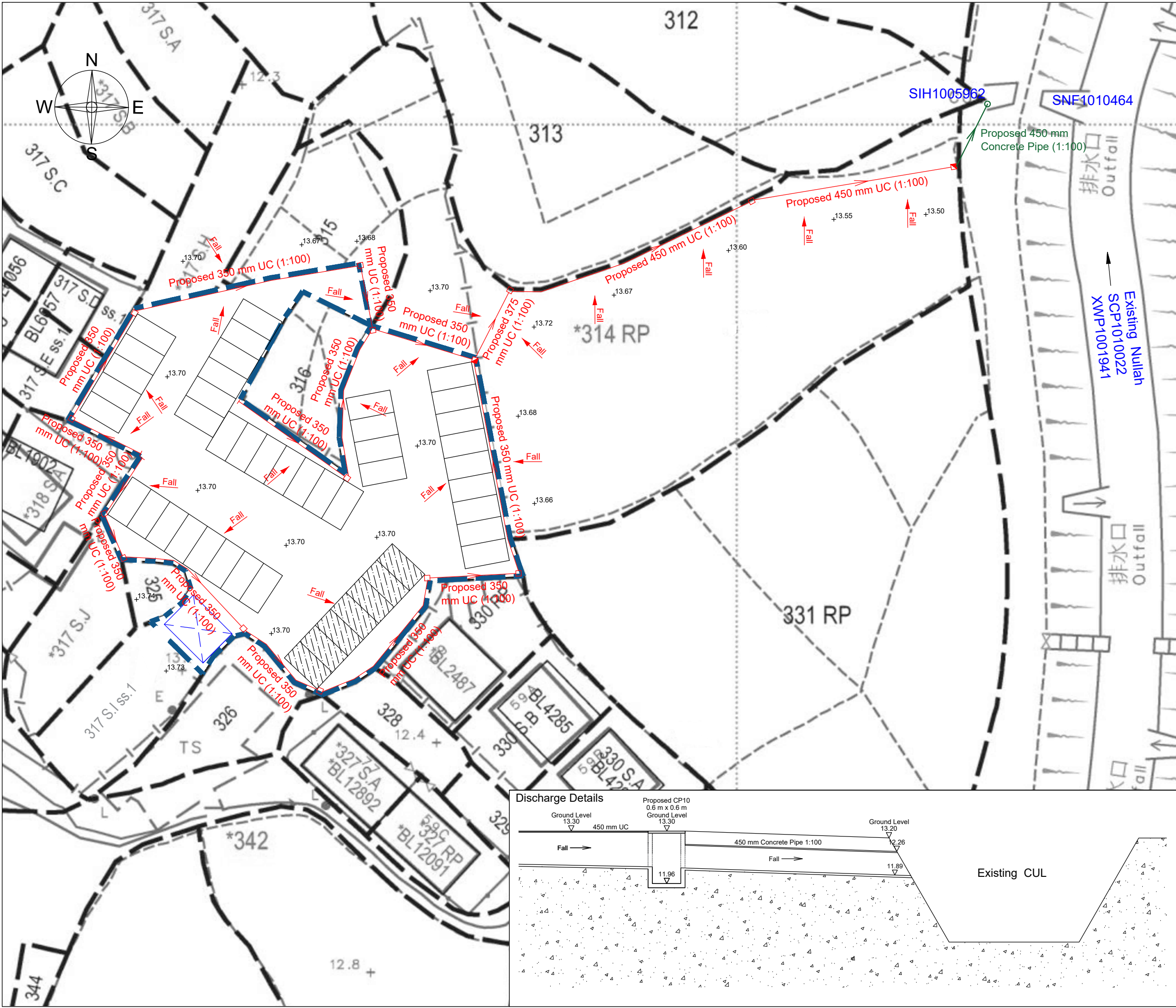


Figure 8.7 - Chart for the Rapid Design of Channels



LEGEND :

Application Site

Proposed 350 mm, 375 mm & 450 mm UC (1:100) with cast iron grating

Proposed Catchpit with trap and with concrete cover

Fall

Catchpit with sand trap and with concrete cover

Proposed 375 mm Concrete Pipe

Existing Nullah

Existing Catchpit

+13.70

Existing Spot Level

Fall

Stormwater Fall Direction

Parking space for Private Car (5m x 2.5m) for each

Parking space for Light Goods Vehicle (5m x 2.5m) for each

1 Storey Container use for office (L6.1m x W4.6m x H2.6m)

Drawn	P.Y.KONG
Checked	H.Y.PANG

Project Title :

Lot Nos. 314 RP (Part), 315 (Part), 317 S.F, 317 S.G (Part), 317 S.H (Part) & 317 S.I RP in D.D. 113, Ma On Kong, Pat Heung,

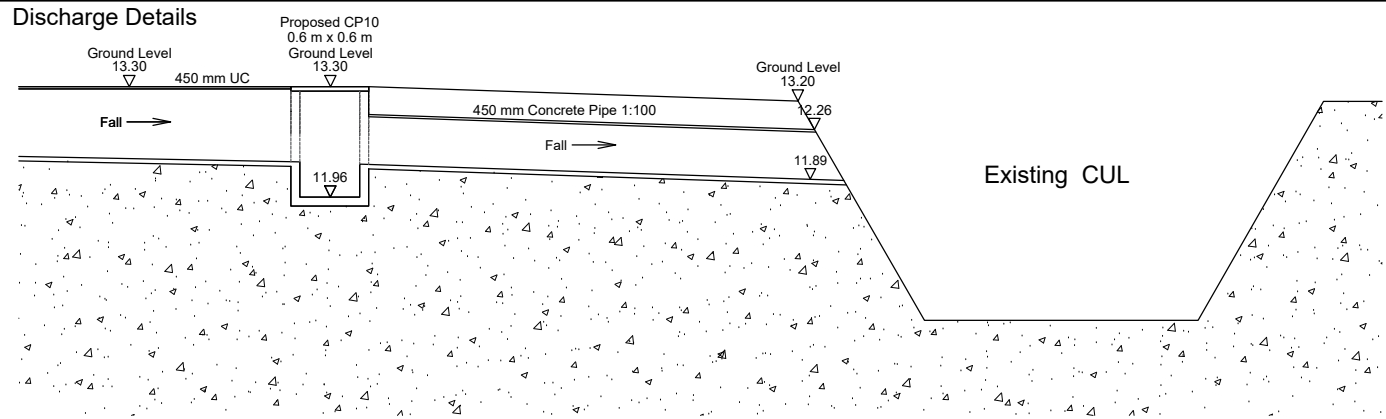
Plan Title :

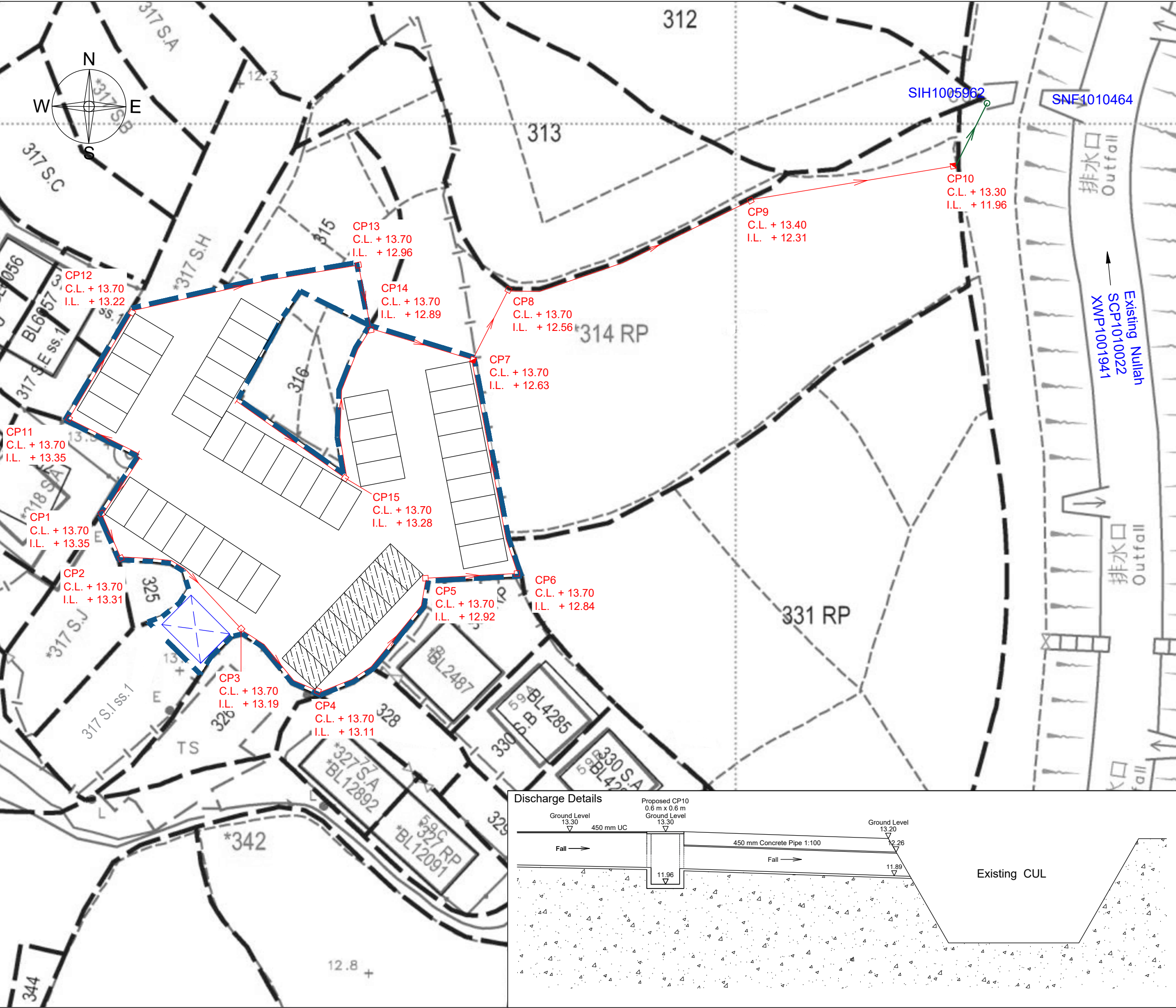
Proposed Stormwater Drainage Plan

Plan No. : CW/DN/113/317/DP/01	Scale : 1 : 400
	Date : 23-03-2026

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LEGEND :

- Application Site
- Proposed 350 mm, 375 mm & 450 mm UC (1:100) with cast iron grating
- Proposed Catchpit with trap and with concrete cover
- Fall
- Catchpit with sand trap and with concrete cover
- Proposed 375 mm Concrete Pipe
- Existing Nullah
- Existing Catchpit
- Existing Spot Level
- Stormwater Fall Direction
- Parking space for Private Car (5m x 2.5m) for each
- Parking space for Light Goods Vehicle (5m x 2.5m) for each
- 1 Storey Container use for office (L6.1m x W4.6m x H2.6m)

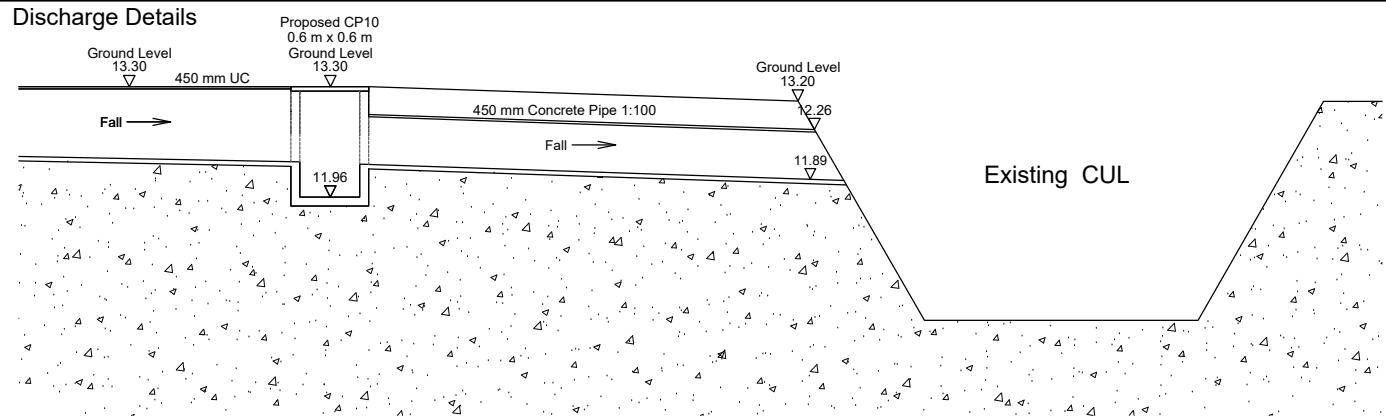
Drawn	P.Y.KONG
Checked	H.Y.PANG

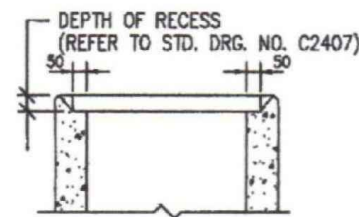
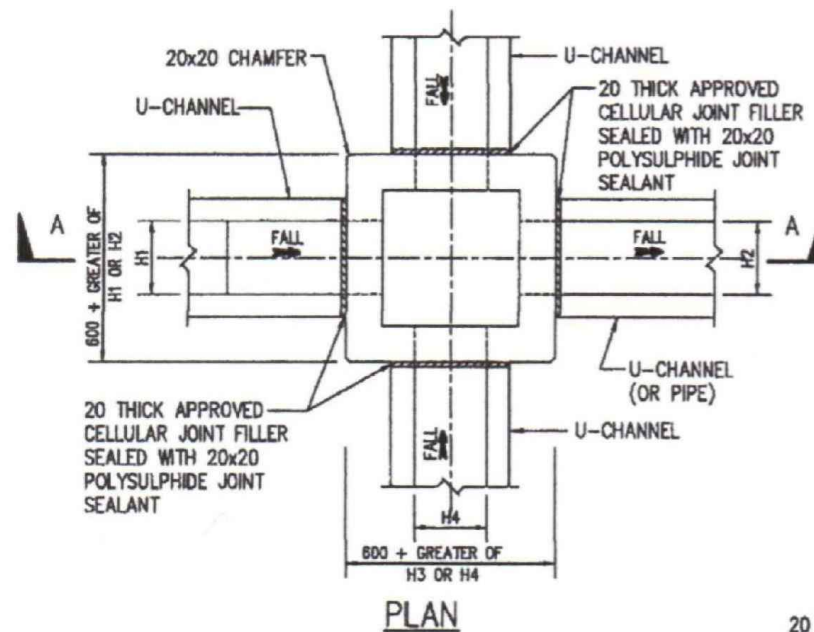
Project Title :
Lot Nos. 314 RP (Part), 315 (Part), 317 S.F, 317 S.G (Part), 317 S.H (Part) & 317 S.I RP in D.D. 113, Ma On Kong, Pat Heung,

Plan Title :
Proposed Stormwater Drainage Plan

Plan No. : CW/DN/113/317/DP/02	Scale : 1 : 400
	Date : 23-03-2026

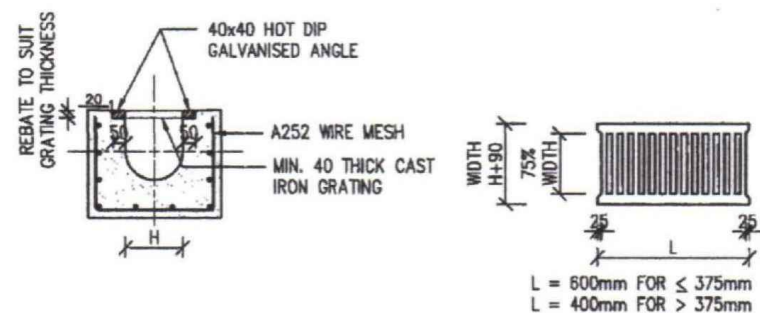
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CHUO WANG SURVEY SERVICES COMPANY





**ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVER**

**STANDARD CATCHPIT DETAILS
(ACCORDING TO CEDD'S DRAWING NO. C2405I & 2406I)**



TYPICAL SECTION

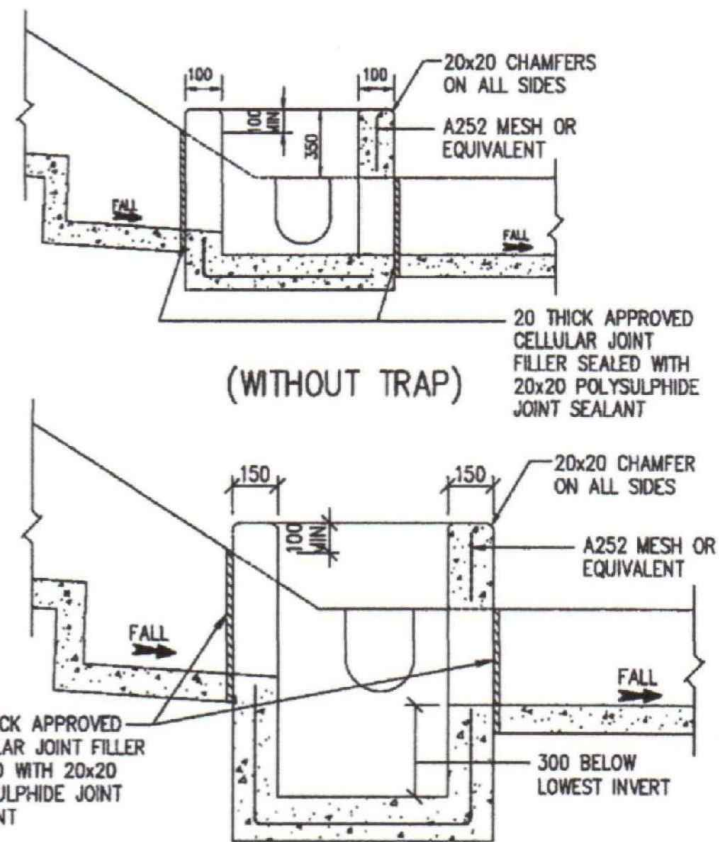
CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

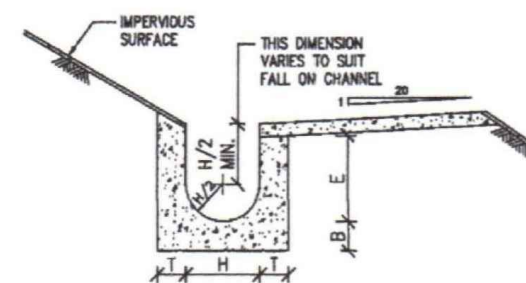
(ACCORDING TO CEDD'S DRAWING NO. C2412E)



NOTES

- (1) ALL DIMENSIONS ARE IN MILLIMETRES.
- (2) SIZE - DEPTH : $D \leq 750$
WIDTH : $W \geq 3B$
LENGTH : $L = 4.8D^{0.67} h^{0.5} F^{-0.5} > 4B$
- (3) GRADED STONE FILTER SHALL BE CRUSHER RUN GRANITE AGGREGATE.
- (4) THE SANDTRAP SHALL BE REGULARLY DESILTED TO AVOID BLOCKAGE.

SECTION A - A



NOMINAL SIZE (H)	T	B	REINFORCEMENT
225-300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E>650
375-600	100	150	
675-900	100	150	A252 MESH PLACED CENTRALLY

TYPICAL U-CHANNEL DETAILS

(ACCORDING TO CEDD'S DRAWING NO. C2410G)

N.T.S.

NOTES FOR U-CHANNEL

1. THE COVER OF PROPOSED U-CHANNEL SHALL BE FLUSH WITH THE PATH SURFACE AND ANY HOLE IN SUCH COVER SHALL NOT EXCEED 20mm IN ONE DIMENSION.
2. CAST IRON GRATINGS TO BE USED SHALL BE COMPLIANCE WITH BS 437:2008.

Project Title :

Lot Nos. 314 RP (Part), 315 (Part),
317 S.F, 317 S.G (Part), 317 S.H
(Part) & 317 S.I RP in D.D. 113,
Ma On Kong, Pat Heung,

Plan Title :

Proposed Stormwater Drainage Plan

Plan No. :

CW/DN/113/317/DP/03

Scale :

1 : 400

Date :

23-03-2026

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



LEGEND :

Application Site

Proposed 350 mm, 375 mm & 450 mm UC (1:100) with cast iron grating

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Parking space for Light Goods Vehicle (5m x 2.5m) for each

1 Storey Container use for office (L6.1m x W4.6m x H2.6m)

Drawn	P.Y.KONG
Checked	H.Y.PANG

Project Title :
Lot Nos. 314 RP (Part), 315 (Part), 317 S.F, 317 S.G (Part), 317 S.H (Part) & 317 S.I RP in D.D. 113, Ma On Kong, Pat Heung,

Plan Title :
Proposed Stormwater Drainage Plan

Plan No. : CW/DN/113/317/DP/04	Scale : 1 : 400
	Date : 23-03-2026

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

