

2026年 6月 3 0日 收到。城市規劃委員會
此文件在 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。

30 JUN 2026

This document is received on
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

260 1311

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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/865
	Date Received 收到日期	30 JUN 2026

- 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)

鍾桂芳

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)

N/A

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)	新界大埔汀角路蘆荳田村 DD17 LOT 1604 S.B 及 DD17 LOT 1604 SC RP (PART)
(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 741 sq.m 平方米 ☒ About 約 ☐ Gross floor area 總樓面面積 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)	N/A 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	S/NE-TK/19
(e) Land use zone(s) involved 涉及的土地用途地帶	康樂, 鄉村式發展
(f) Current use(s) 現時用途	公眾停車場

(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 2026 年 5 月 6 日的記錄, 這宗申請共牽涉 1 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 1 名「現行土地擁有人」[#]的同意。

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

No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
1	Section B of Lot No. 1604 in D.D. 17	29/06/2026
1	The Remaining Portion of Section C of Lot No. 1604 in D.D. 17	29/06/2026

(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

(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☐ month(s) 個月**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積sq.m ☐About 約Proposed covered land area 擬議有上蓋土地面積sq.m ☐About 約

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

Proposed domestic floor area 擬議住用樓面面積sq.m ☐About 約Proposed non-domestic floor area 擬議非住用樓面面積sq.m ☐About 約Proposed gross floor area 擬議總樓面面積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)

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 旅遊巴士車位

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	☐ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))	
	No 否	☐ 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/ <u>NE-TK</u> / <u>780</u>
(b) Date of approval 獲批給許可的日期	<u>25/08/2023</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>01/09/2026</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	臨時公眾停車場(只限私家車)(為期3年)
(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 <u>3</u> ☐ 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。

公眾停車場能減輕大尾督交通擠塞，降低駕駛者違例泊車及阻礙道路。此外，也為前往大尾督，旅遊探望親友人士多提供一個選擇。

以下是停車場相關資料：

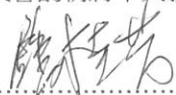
- 1) 停車場車位尺寸約 5 米(長) 2.5 米(闊)
- 2) 營業時間：09:00 - 23:00
- 3) 已完成附帶條件並且消防及渠務設施維持不變
- 4) 申請的布局圖不變

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



CHUNG KWAI PONG

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

負責人

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

25/05/2026

(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。)

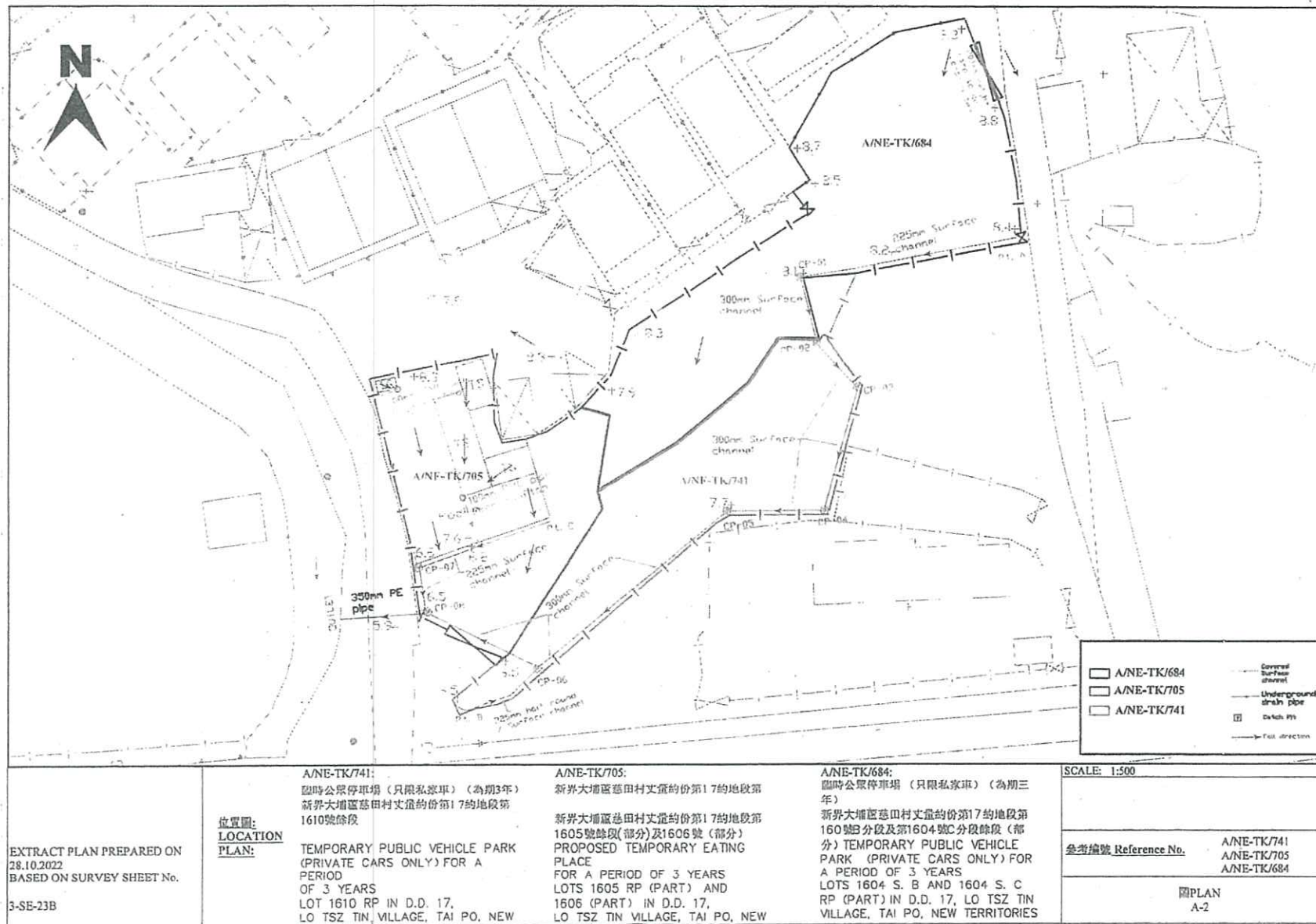
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	大埔汀角路蘆荳田村 DD 17 lot 1604 S.B 及 DD 17 lot 1604 S.C RP (part)
Site area 地盤面積	741 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)
Plan 圖則	汀角分區計劃大綱圖 S/NE-TK/19
Zoning 地帶	康樂 鄉村式發展
Type of Application 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 _____ ☐ 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 <u>3</u> ☐ Month(s) 月 _____
Applied use/development 申請用途/發展	臨時公眾停車場(只限私家車)用途的 規劃許可續期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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
(ii) No. of block 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 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	m 米 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% ☐ 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		40
	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) _____ _____		40
	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		
	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	☒	☐
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）	☐	☐
Reports 報告書		
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		

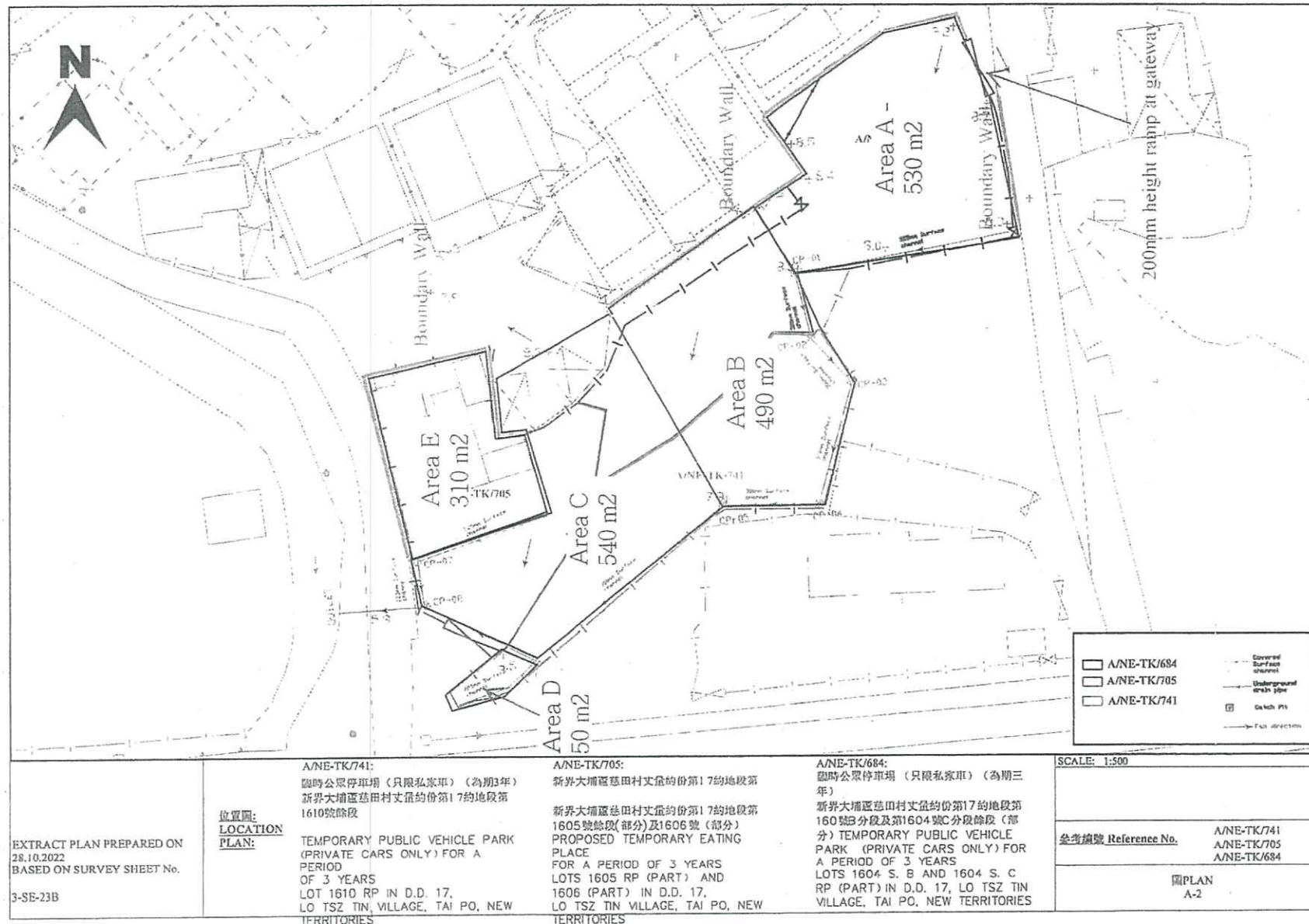
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。



**Drainage
Schedule**

Drainage Size	Start Point	Cover Level	Invert Level	Finish Point	Cover Level	Invert Level	Length (m)	Invert Diff. (m)	Slope	Flow Velocity m/s	Peak Flow m3/s	Design Flow m3/s
225 UC	Pt. A	8.4	8.15	CP01	8.1	7.85	23.5	0.3	0.0128	1.20	0.037	0.039
300 UC	CP01	8.1	7.80	CP02	8.0	7.70	6.0	0.1	0.0167	1.66	0.070	0.096
300 UC	CP02	8.0	7.70	CP03	7.9	7.60	6.0	0.1	0.0167	1.66	0.070	0.096
300 UC	CP03	7.9	7.60	CP04	7.8	7.46	13.0	0.1	0.0108	1.33	0.070	0.077
300 UC	CP04	7.8	7.45	CP05	7.7	7.33	12.0	0.1	0.0100	1.28	0.070	0.074
300 UC	CP05	7.7	7.33	CP06	6.9	6.35	25.0	1.0	0.0392	2.88	0.108	0.166
225 HRC/UC	Pt. B	6.5	6.45	CP06	6.9	6.35	9.0	0.1	0.0111	0.68	0.003	0.005
300 UC	CP06	6.9	6.30	CP08	6.5	6.00	13.0	0.3	0.0231	2.21	0.111	0.128
225 UC	Pt. C	7.6	7.30	CP07	6.7	6.45	20.0	0.9	0.0425	2.51	0.021	0.082
225 UC	CP07	6.7	6.30	CP08	6.5	6.15	5.0	0.1	0.0300	2.11	0.021	0.069
DN350	CP08	6.5	4.80	Outlet	6.0	4.65	8.5	0.1	0.0176	2.96	0.132	0.229



Project: Temporary car park at Lo Tsz Wan Village

Subject: Calculation of catchment area of rainwater system

Information:

1 Catchment area A (Open area)	=	530 m ²
2 Catchment area B (Open area)	=	490 m ²
3 Catchment area C (Open area)	=	540 m ²
4 Catchment area D (Open area)	=	50 m ²
5 Catchment area E (temporary structural)	=	310 m ²
6 Total Catchment area A and B	=	1020 m ²
7 Total Catchment area A, B and C	=	1560 m ²
8 Total Catchment area A, B, C and D	=	1610 m ²
9 Total Catchment area	=	1920 m ²

Assumption:

- 1 The rainfall statistic at HKO Headquarters would be used

Reference:

- 1 Stormwater Drainage Manual, Planning, Design and Management (5th ed, 2018)
DSD, HKSAR (SDM)

Calculation:

- A Estimate maximum rainflow at the catchment area at 5 mins, where T=50)
by Rational Method, where

$$Q_p = 0.278 C i A$$

where Q_p = peak runoff in m³/s
 C = runoff coefficient (dimensionless)
 i = rainfall intensity in mm/hr
 A = catchment area in km²

C	=	1	
i	=	218 mm/hr	(T=50) (Table 2a at SDM)
		248.084 mm/hr	Rainfall increase 13.8%

- B Hydraulic calculation at the discharge point
by Manning Equations

$$\bar{V} = \frac{R^{1/6}}{n} \sqrt{RS_f}$$

where

V	=	Cross-sectional mean velocity (m/s)
R	=	hydraulic radius (m), A/P
S _f	=	Friction gradient (dimensionless)
A	=	Wetted cross sectional area (in m ²)
P	=	Wetted perimeter (in m)

- C For surface channel Pt A to CP01 (i.e. catchment area A), 225mm surface channel is proposed

A	=	530 m ²
	=	0.00053 km ²
Q _p	=	0.036553 m ³ /s

Discharge pipe	=	225 mm	Surface channel
A	=	0.032536641 m ²	(Assume flow at 3/4 of the channel)
P	=	0.465929174 m	(Assume flow at 3/4 of the channel)
R	=	0.069831732	
S _f	=	0.0128	
n	=	0.016	(Assume: Concrete with fair condition)
V	=	1.199094865 m/s	
Q	=	0.039014519 m ³ /s	
>	Q _p	where	0.036553 m ³ /s

- D For CP01 to CP02 to CP03 (i.e. catchment area A and B), 300mm surface channel is proposed

A	=	1020 m ²
	=	0.00102 km ²
Q _p	=	0.070347 m ³ /s

Discharge pipe	=	300 mm	Surface channel
A	=	0.057842917 m ²	(Assume flow at 3/4 of the channel)
P	=	0.621238898 m	(Assume flow at 3/4 of the channel)
R	=	0.093108976	
S _f	=	0.0167	
n	=	0.016	(Assume: Concrete with fair condition)
V	=	1.659202086 m/s	
Q	=	0.095973089 m ³ /s	
>	Q _p	where	0.070347 m ³ /s

E For CP03 to CP04 (i.e. catchment area A and B), 300mm surface channel is proposed

$$\begin{aligned} A &= 1020 \text{ m}^2 \\ &= 0.00102 \text{ km}^2 \\ Q_p &= 0.070347 \text{ m}^3/\text{s} \end{aligned}$$

$$\begin{aligned} \text{Discharge pipe} &= 300 \text{ mm} && \text{Surface channel} \\ A &= 0.057842917 \text{ m}^2 && (\text{Assume flow at } 3/4 \text{ of the channel}) \\ P &= 0.621238898 \text{ m} && (\text{Assume flow at } 3/4 \text{ of the channel}) \\ R &= 0.093108976 \\ S_f &= 0.0108 \\ n &= 0.016 && (\text{Assume: Concrete with fair condition}) \\ V &= 1.334298283 \text{ m/s} \\ Q &= 0.077179705 \text{ m}^3/\text{s} \\ &> Q_p \quad \text{where} \quad 0.070347 \text{ m}^3/\text{s} \end{aligned}$$

F For CP04 to CP05 (i.e. catchment area A and B), 300mm surface channel is proposed

$$\begin{aligned} A &= 1020 \text{ m}^2 \\ &= 0.00102 \text{ km}^2 \\ Q_p &= 0.070347 \text{ m}^3/\text{s} \end{aligned}$$

$$\begin{aligned} \text{Discharge pipe} &= 300 \text{ mm} && \text{Surface channel} \\ A &= 0.057842917 \text{ m}^2 && (\text{Assume flow at } 3/4 \text{ of the channel}) \\ P &= 0.621238898 \text{ m} && (\text{Assume flow at } 3/4 \text{ of the channel}) \\ R &= 0.093108976 \\ S_f &= 0.01 \\ n &= 0.016 && (\text{Assume: Concrete with fair condition}) \\ V &= 1.283929122 \text{ m/s} \\ Q &= 0.074266206 \text{ m}^3/\text{s} \\ &> Q_p \quad \text{where} \quad 0.070347 \text{ m}^3/\text{s} \end{aligned}$$

G For CP05 to CP06 (i.e. catchment area A, B and C), 300mm surface channel is proposed

$$\begin{aligned} A &= 1560 \text{ m}^2 \\ &= 0.00156 \text{ km}^2 \\ Q_p &= 0.107589 \text{ m}^3/\text{s} \end{aligned}$$

$$\begin{aligned} \text{Discharge pipe} &= 300 \text{ mm} && \text{Surface channel} \\ A &= 0.057842917 \text{ m}^2 && (\text{Assume flow at } 3/4 \text{ of the channel}) \\ P &= 0.516238898 \text{ m} && (\text{Assume flow at } 3/4 \text{ of the channel}) \\ R &= 0.112046802 \\ S_f &= 0.0392 \\ n &= 0.016 && (\text{Assume: Concrete with fair condition}) \\ V &= 2.876003168 \text{ m/s} \\ Q &= 0.166356414 \text{ m}^3/\text{s} \\ &> Q_p \quad \text{where} \quad 0.107589 \text{ m}^3/\text{s} \end{aligned}$$

H For Pt. B to CP06 (i.e. catchment area D), 225mm half round channel is proposed

For Catchment Area D

A	=	50 m ²	
	=	0.00005 km ²	
Q _p	=	0.003448 m ³ /s	
Discharge pipe	=	225 mm	Half surface channel
A	=	0.007773277 m ²	(Assume flow at 1/2 of the channel)
P	=	0.235619449 m	(Assume flow at 1/2 of the channel)
R	=	0.032990812	
S _f	=	0.0111	
n	=	0.016	(Assume: Concrete with fair condition)
V	=	0.677334991 m/s	
Q	=	0.005265113 m ³ /s	
>	Q _p	where	0.003448 m ³ /s

I For CP06 to CP08 (i.e. catchment area A, B, C, D), 300mm surface channel is proposed

A	=	1610 m ²	
	=	0.00161 km ²	
Q _p	=	0.111037 m ³ /s	
Discharge pipe	=	300 mm	Surface channel
A	=	0.057842917 m ²	(Assume flow at 3/4 of the channel)
P	=	0.516238898 m	(Assume flow at 3/4 of the channel)
R	=	0.112046802	
S _f	=	0.0231	
n	=	0.016	(Assume: Concrete with fair condition)
V	=	2.207762318 m/s	
Q	=	0.127703413 m ³ /s	
>	Q _p	where	0.111037 m ³ /s

J For Pt. C to CP07 (i.e. catchment area E), 225mm surface channel is proposed

A	=	310 m ²	
	=	0.00031 km ²	
Q _p	=	0.02138 m ³ /s	
Discharge pipe	=	225 mm	Surface channel
A	=	0.032536641 m ²	(Assume flow at 3/4 of the channel)
P	=	0.378741674 m	(Assume flow at 3/4 of the channel)
R	=	0.085907211	
S _f	=	0.0425	
n	=	0.016	(Assume: Concrete with fair condition)
V	=	2.508577736 m/s	
Q	=	0.081620693 m ³ /s	
>	Q _p	where	0.02138 m ³ /s

K For CP07 to CP08 (i.e. catchment area E), 225mm surface channel is proposed

A	=	310 m ²	
	=	0.00031 km ²	
Q _p	=	0.02138 m ³ /s	
Discharge pipe	=	225 mm	Surface channel
A	=	0.032536641 m ²	(Assume flow at 3/4 of the channel)
P	=	0.378741674 m	(Assume flow at 3/4 of the channel)
R	=	0.085907211	
S _f	=	0.03	
n	=	0.016	(Assume: Concrete with fair condition)
V	=	2.107626866 m/s	
Q	=	0.068575099 m ³ /s	
>	Q _p	where	0.02138 m ³ /s

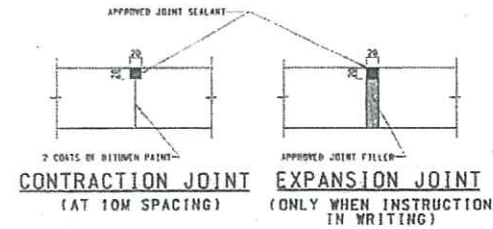
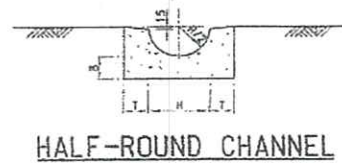
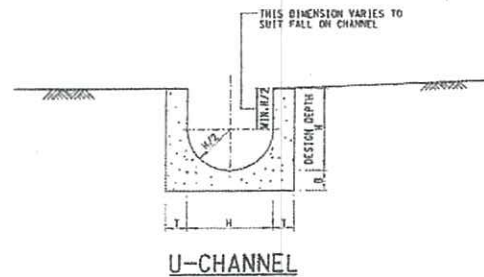
L For CP08 to Outfall (i.e. All catchment area), 350mm PE pipe is proposed

A	=	1920 m ²	
	=	0.00192 km ²	
Q _p	=	0.132417 m ³ /s	
Discharge pipe	=	350 mm	
A	=	0.077401864 m ²	(Assume flow at 3/4 of the pipe)
P	=	0.733038286 m	(Assume flow at 3/4 of the pipe)
R	=	0.105590479	
S _f	=	0.0176	
n	=	0.01	(roughness of PE pipe is 0.01)
V	=	2.963735951 m/s	
Q	=	0.229398687 m ³ /s	
>	Q _p	where	0.132417 m ³ /s

Conclusion:

The design capacity of each proposed surface channel / storm water drain is more than the peak runoff for the designed area.
i.e. the proposed surface channel / storm water drain is enough for discharging the rainwater at the catchment area during the peak rainfall duration.

U-Channel and Half-round Channel

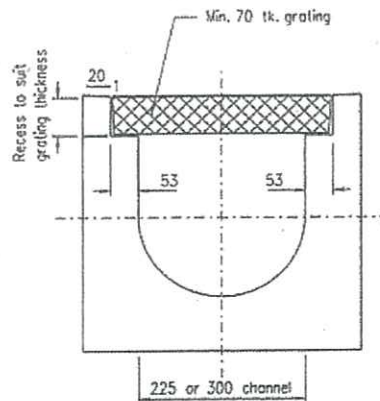


DETAILS OF JOINTS FOR HALF-ROUND CHANNEL,
U-CHANNEL AND STEP CHANNEL
SCALE DIAGRAMMATIC

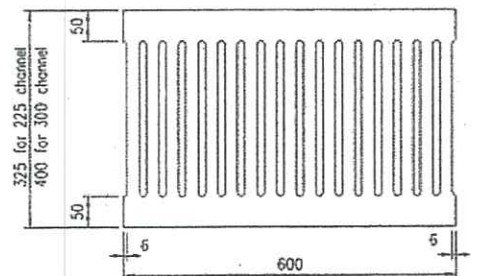
DIMENSIONS OF HALF-ROUND AND U-CHANNEL					
NOMINAL CHANNEL	SIZE OF H (mm)	THICKNESS T (mm)	THICKNESS B (mm)	REINFORCEMENT	
225 TO 600		150	150	NIL	
675 TO 1 200		175	225	A 252 MESH PLACED CENTRALLY	

TYPICAL HALF-ROUND AND U-CHANNEL
SCALE 1 : 25

U-Channel cover



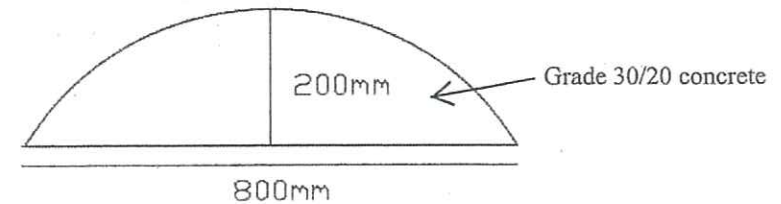
TYPICAL CROSS SECTION
OF CHANNEL



(All slots are 13 in width and all ribs are 20-23 in width.)

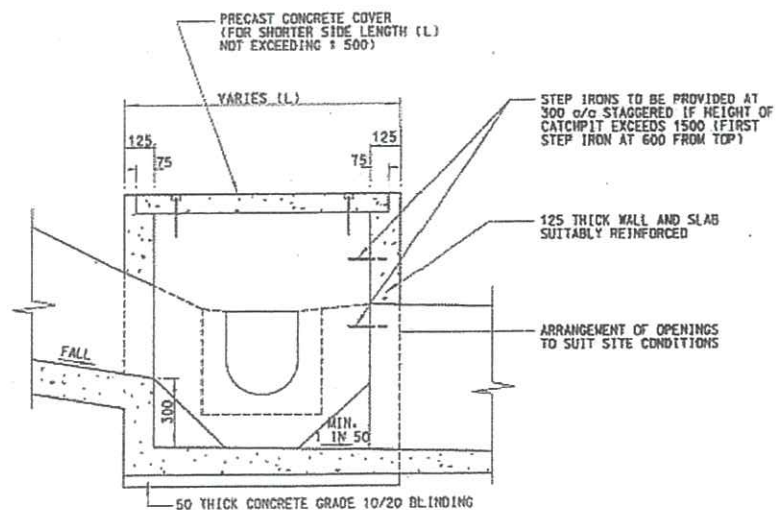
GRATING

Ramp at gateway to be constructed

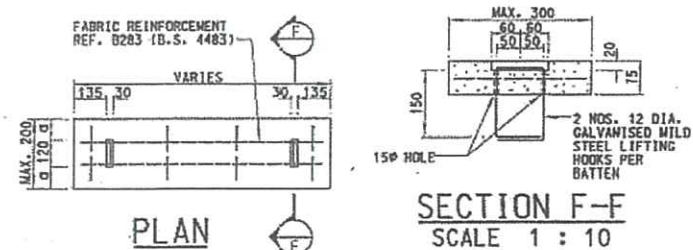


Cross Section of ramp

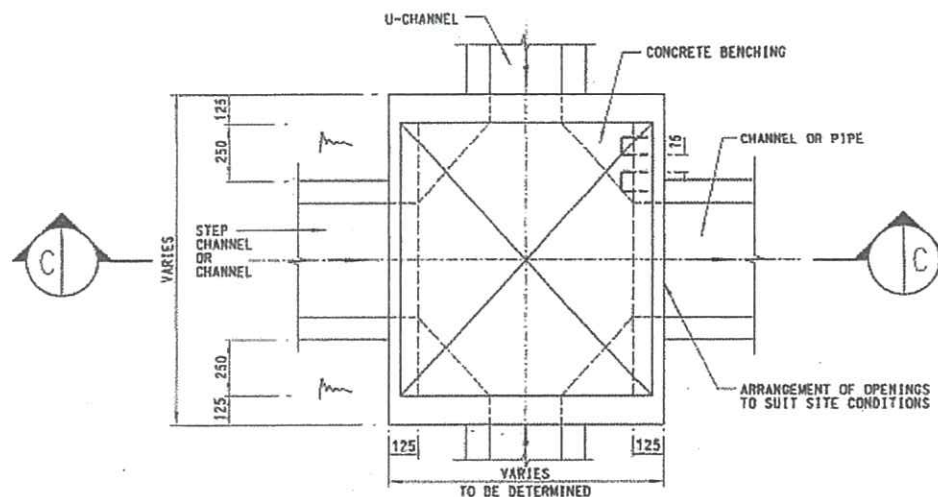
Catchpit



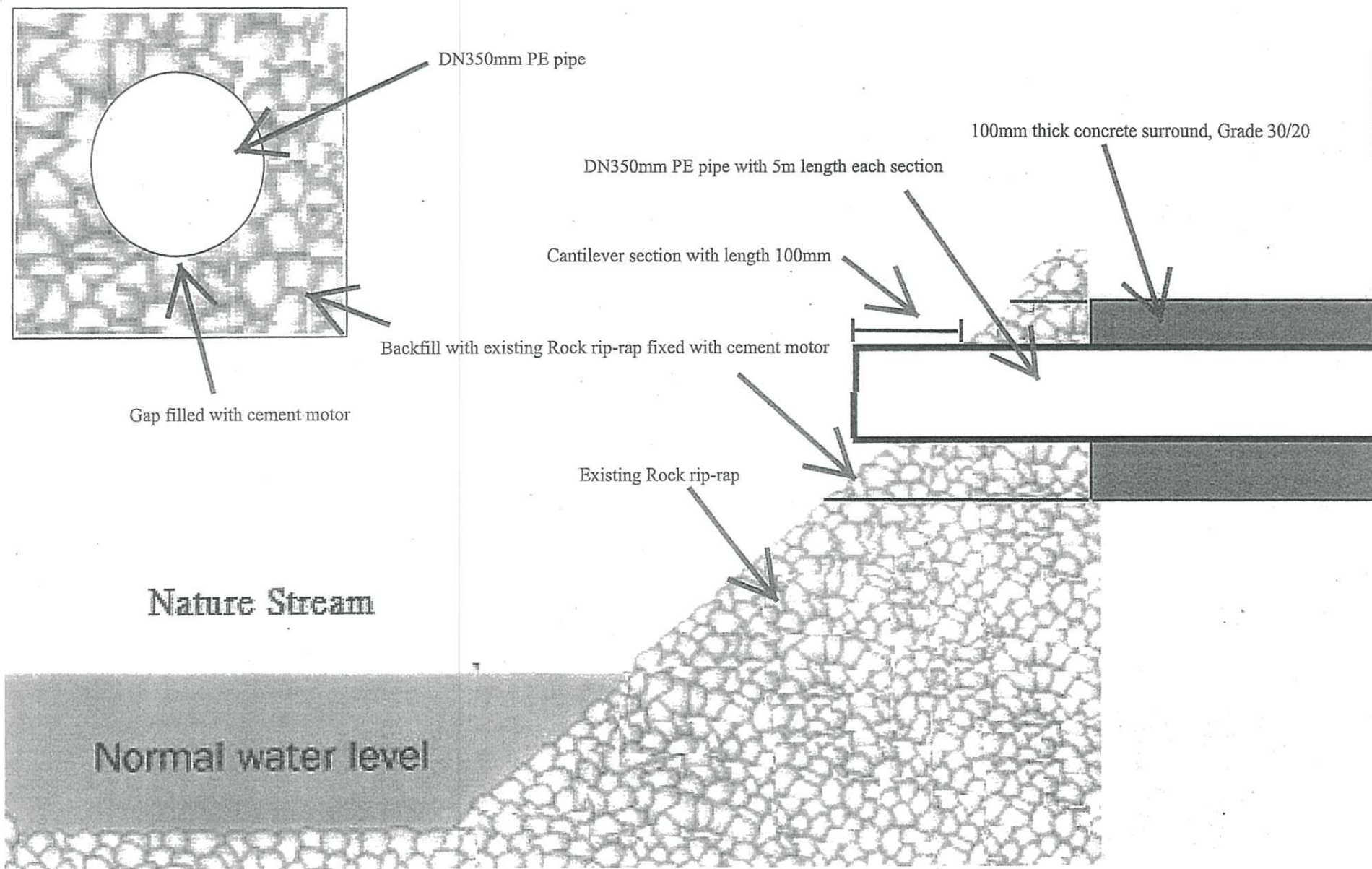
SECTION C-C



PRECAST CONCRETE COVER TO CATCHPIT



PLAN TYPICAL CATCHPIT



Detail of outfall



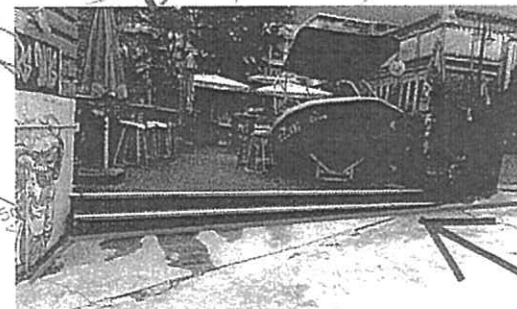
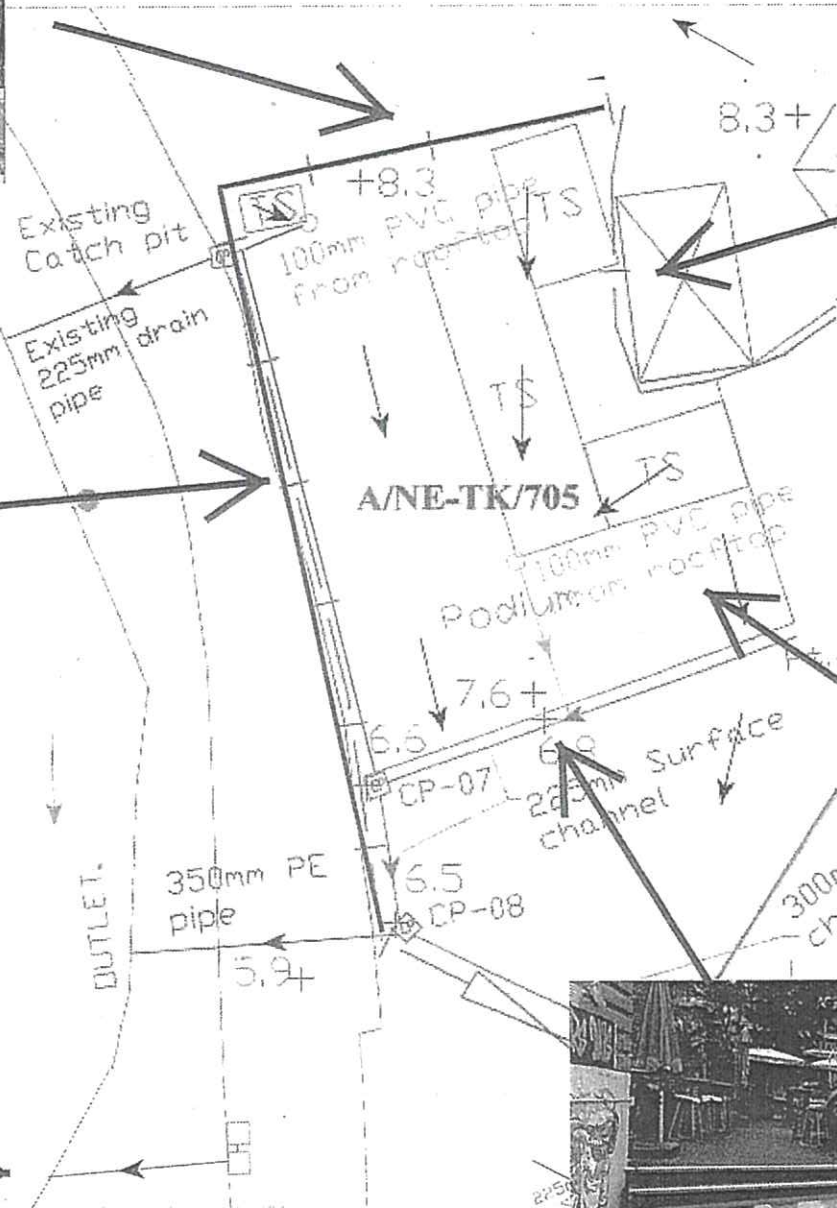
Side wall at northern bound



500mm height planter wall at the western side of site

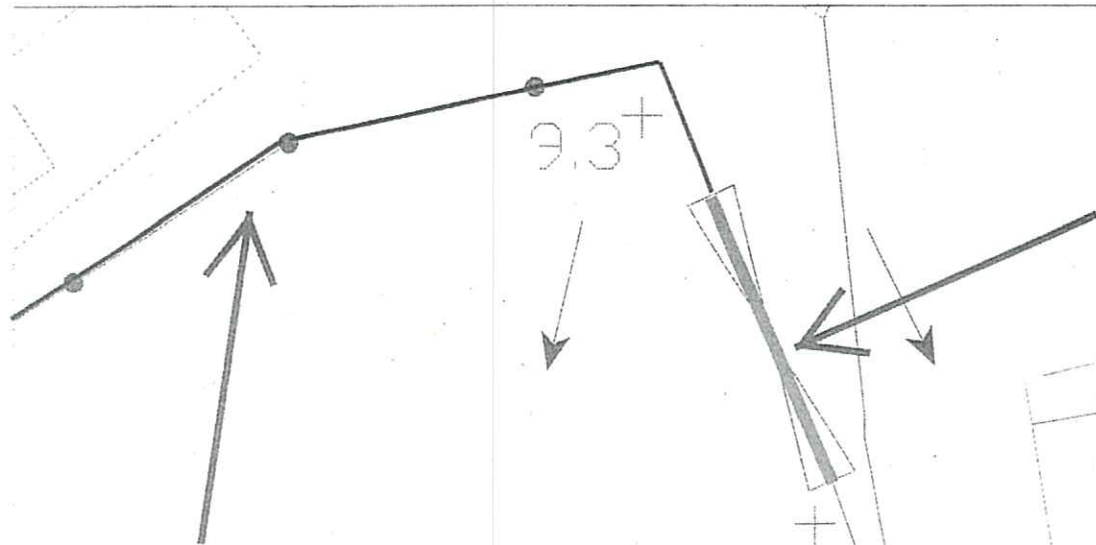


Existing outfall for gully



Propose U-channel

Podium and temporary structure



800mm weight and 200mm height ramp will be constructed at gateway



684

Boundary wall

Surface

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

來函檔號 Your Reference
本署檔號 Our Reference TPB/A/NE-TK/684
TPB/A/NE-TK/705
TPB/A/NE-TK/741
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2696 2377

郵寄
(共兩頁+附件)

鍾先生：

(i)履行規劃許可附帶條件(f)項
在劃為「康樂」及「鄉村式發展」地帶的新界大埔蘆慈田村第17約
地段第1604號B分段及第1604號C分段餘段(部分)
臨時公眾停車場(只限私家車)(為期3年)
(申請編號A/NE-TK/684)

(ii)履行規劃許可附帶條件(b)項
在劃為「康樂」地帶的大埔蘆慈田村第17約
地段第1605號餘段(部分)及1606號(部分)
臨時食肆(為期3年)
(申請編號A/NE-TK/705)

(iii)履行規劃許可附帶條件(d)項
在劃為「康樂」地帶的大埔蘆慈田村第17約地段第1610號餘段
臨時公眾停車場(只限私家車)(為期3年)
(申請編號A/NE-TK/741)

就你履行上述各項規劃許可附帶條件的來信，本署已於二零二三年一月十九日收悉，現回覆如下：

渠務署總工程師/新界北已審視你提交的文件，確認申請編號A/NE-TK/684規劃許可附帶條件(f)項經已履行。他的指引性質意見刊載於附錄I(只提供英文文本)。然而，其餘規劃許可下的排水設施尚未完全落實。因此，申請編號A/NE-TK/705規劃許可附帶條件(b)項及申請編號A/NE-TK/741規劃許可附帶條件(d)項尚未履行。請你盡快落實已批准的排水設施建議，並於工程完成後通知本署。

如你對落實排水建議有任何疑問，請與渠務署何美鎔女士(電話：2300 1364)聯絡。如有其他疑問，請與本署鄭嘉欣女士(電話：2158 6018)聯絡。

規劃署署長

(陳巧賢



代行)

二零二三年二月一日

副本抄送：

渠務署總工程師/新界北
地政專員/大埔

(經辦人：何美鎔女士)
(經辦人：許漢傑先生)

(傳真：2770 4761)
(傳真：2650 9896)

內部抄送：

總城市規劃師/城市規劃委員會(1)
地盤記錄

MC/HL/AC/ac

申請編號 A/NE-TK/684 規劃許可附帶條件(f)項

渠務署總工程師/新界北的意見 (只提供英文文本) :

(經辦人: 何美鎔女士) (電話: 2300 1364)

- (a) For the works undertaken outside the lot boundary, consent and agreement from District Lands Office/Tai Po (DLO/TP), DO/TP and/or relevant parties should be sought.
- (b) The applicant/owner is reminded to maintain the drainage facilities whether within or outside the lot boundary at their own expense in good condition without causing adverse drainage impact to the adjacent area at all times. In addition, the applicant/owner should rectify the systems if the systems are found to be inadequate or ineffective during operation. The applicant/owner shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the systems.

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輋路1號
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

來函檔號 Your Reference
本署檔號 Our Reference TPB/A/NE-TK/684
TPB/A/NE-TK/705
TPB/A/NE-TK/741
電話號碼 Tel. No. : 2158 6372
傳真機號碼 Fax No. : 2696 2377

郵寄

(共兩頁+附件)

鍾先生：

(i)履行規劃許可附帶條件(e)項
在劃為「康樂」及「鄉村式發展」地帶的新界大埔蘆慈田村第17約
地段第1604號B分段及第1604號C分段餘段(部分)
臨時公眾停車場(只限私家車)(為期3年)
(申請編號 A/NE-TK/684)

(ii)履行規劃許可附帶條件(a)項
在劃為「康樂」地帶的大埔蘆慈田村第17約
地段第1605號餘段(部分)及1606號(部分)
臨時食肆(為期3年)
(申請編號 A/NE-TK/705)

(iii)履行規劃許可附帶條件(c)項
在劃為「康樂」地帶的大埔蘆慈田村第17約地段第1610號餘段
臨時公眾停車場(只限私家車)(為期3年)
(申請編號 A/NE-TK/741)

就你履行上述各規劃許可附帶條件的來信，本署已於二零二二年十一月二十八日收悉，現回覆如下：

渠務署總工程師/新界北已審視你提交的文件，並確認申請編號 A/NE-TK/684 規劃許可附帶條件(e)項、申請編號 A/NE-TK/705 規劃許可附帶條件(a)項及申請編號 A/NE-TK/741 規劃許可附帶條件(c)項經已履行。他的指引性質意見刊載於附錄 I (只提供英文文本)。請你盡快落實有關的排水建議。

如你對落實排水建議有任何疑問，請與渠務署何美鎔女士(電話：2300 1364)聯絡。如有其他疑問，請與本署鄭嘉欣女士(電話：2158 6018)聯絡。

規劃署署長

(陳巧賢

— 代行)

二零二二年十一月二十九日

副本抄送：

渠務署總工程師/新界北
地政專員/大埔

(經辦人：何美鎔女士)
(經辦人：許漢傑先生)

(傳真：2770 4761)
(傳真：2650 9896)

內部抄送：

總城市規劃師/城市規劃委員會(1)
地盤記錄

HL/AC/ac

申請編號 A/NE-TK/684 規劃許可附帶條件(e)項、
申請編號 A/NE-TK/705 規劃許可附帶條件(a)項及
申請編號 A/NE-TK/741 規劃許可附帶條件(c)項

渠務署總工程師/新界北的意見 (只提供英文文本) :
(經辦人: 何美鎔女士) (電話: 2300 1364)

The applicant is reminded of the following conditions /requirements:

- (a) The existing channel/streamcourse for discharge of the runoff from the subject site are not maintained by Drainage Services Department (DSD). Consent from the owner/maintenance party, current users and District Office/Tai Po (DO/TP) should be sought for the proposed drainage connections. Moreover, regular maintenance should be carried out by the lot owner/developer to avoid blockage of drain.
- (b) The proposed drainage works, whether within or outside the project boundary, should be constructed and maintained by the applicant at his expense.
- (c) The applicant is required to rectify/modify the drainage system if it is found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by failure of the system.
- (d) For works to be undertaken outside the project boundary, prior consent and agreement from District Lands Office/Tai Po (DLO/TP), DO/TP and/or relevant parties should be sought.
- (e) The applicant should take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the project. In the event of any damage to the existing drainage facilities, the applicant would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom.
- (f) The applicant should also be advised that the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from his project and all upstream catchments.

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

寄件者: [REDACTED]
寄件日期: 2026年07月29日星期三 11:47
收件者:
主旨: Re: Planning Application No. A/NE-TK/865 - Departmental Comments
類別: Internet Email

承諾根據已提交發展計劃去進行停車場營運

「[REDACTED]」在 2026 年 7 月 28 日 週二，下午 4:56 寫道：
更正：

申請地點內可見到的是可移動的簷篷。相關相片請參閱附件。謝謝。

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



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



於 2026 年 7 月 27 日 上午 11:36 寫道：

Dear Sir/Madam,

I refer to the planning application No. A/NE-TK/865 for renewal of planning approval for temporary public vehicle park (private cars only) for a period of 3 years at Lots 1604 S.B and 1604 S.C RP (Part) in D.D. 17, Lo Tsz Tin, Tai Po.

Please find the comments from the Lands Department (Contact: Ms. Cathy YU, Tel: 2654 1144) below for your consideration.

- There are unauthorized structures on Lots Nos. 1604 SB and 1604 S.C RP both in D.D. 17 (the Lots). The Lots' owner should immediately rectify/regularize the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice. Please clarify the covered land area with the Lots' owner regarding the structures involved.

If you intend to make responses to the comments or provide further information to supplement your application, please make reference to the relevant Town Planning Board Guidelines (TPB PG-No. 32B) which is available on 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,

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

寄件者: [REDACTED]
寄件日期: 2026年08月14日星期五 18:21
收件者:
副本:
主旨: Re: Planning Application No. A/NE-TK/865 - Departmental Comments
類別: Internet Email

Charlotte,

Please see my reply:

- 1: Local villagers and visitors to nearby recreational facilities are intended to serve at the application site.
- 2: Only vehicle with valid license will be allowed to park at the application site.

Thanks

Mr. Chung

於2026年8月14日 下午5:43寫 道：

Dear Sir/Madam,

I refer to the planning application No. A/NE-TK/865 for renewal of planning approval for temporary public vehicle park (private cars only) for a period of 3 years at Lots 1604 S.B and 1604 S.C RP (Part) in D.D. 17, Lo Tsz Tin, Tai Po.

Please find the comments of this Office below for your consideration.

1. Please advise whether the public vehicle park intends to serve local villagers and visitors to nearby recreation facilities.
2. Please advise whether no vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicle) Regulations will be allowed to park at the application site.

If you intend to make responses to the comments or provide further information to supplement your application, please make reference to the relevant Town Planning Board Guidelines (TPB PG-No. 32B) which is available on the website of the Town Planning Board (https://www.tpb.gov.hk/en/forms/Guidelines/TPB_PG_32B.pdf).

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

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/TP2

Sha Tin, Tai Po and North District Planning Office
Planning Department

Government Departments with No Objection/No Adverse Comment

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

- (a) Commissioner for Transport;
- (b) Chief Highway Engineer/New Territories East, Highways Department;
- (c) Chief Town Planner/Urban Design and Landscape, Planning Department;
- (d) Director of Environmental Protection;
- (e) Chief Engineer/Mainland North, Drainage Services Department;
- (f) Chief Engineer/Construction, Water Supplies Department;
- (g) Director of Fire Services;
- (h) Project Manager (North), Civil Engineering and Development Department (CEDD);
- (i) Head of the Geotechnical Engineering Office, CEDD; and
- (j) District Officer (Tai Po), Home Affairs Department.

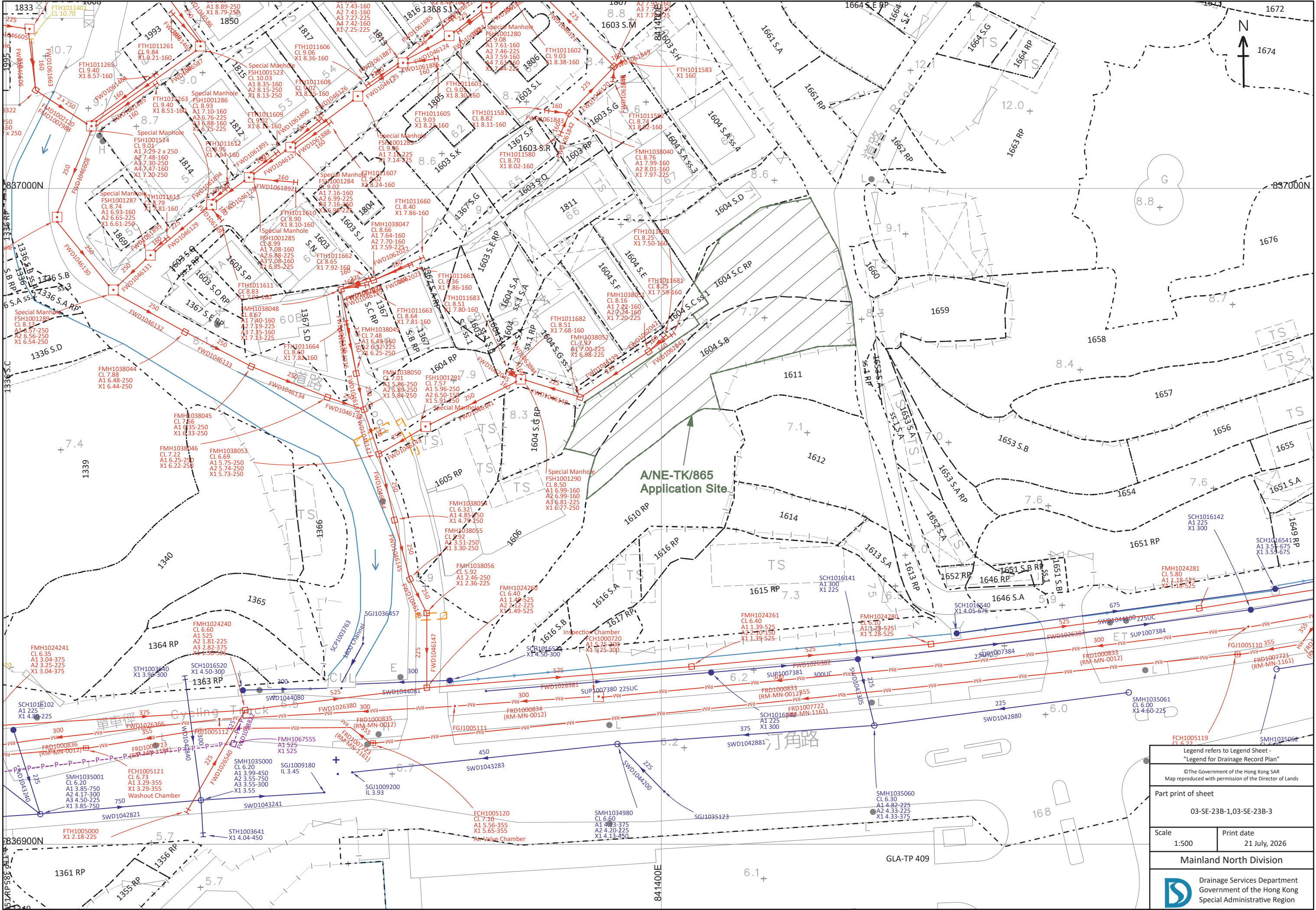
Recommended Advisory Clauses

- (a) to resolve any land issue relating to the applied use with the concerned land owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
 - (i) the Site comprises of two Old Schedule Agricultural Lots, i.e. Lots 1604 SB and 1604 S.C RP (Part) both in D.D. 17 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) there are unauthorized structures on Lots 1604 S.B and 1604 S.C RP both in D.D. 17. The lot owner should immediately rectify/regularize the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice. The applicant should clarify the covered land area with the lot owner regarding the structures involved;
 - (iii) subject to (ii) above, if the lot owner wishes to permit structures erected or to be erected on the Site, including but not limited to electric vehicle chargers, the lot owner is required to submit an application for Short Term Waiver (STW) to LandsD. LandsD will consider the STW application in accordance with the established procedures and guidelines and with reference to development perimeters approved by the Town Planning Board. However, there is no guarantee at this stage that the STW application would be approved. If the STW application is 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 waiver fee and administrative fee as considered appropriate. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
 - (iv) the applicant had made use of the adjoining private lots and unleased/unallocated Government land (GL) as vehicular access to and from the Site. The maintenance and management responsibility of the said GL and any other GL leading to the Site should be sorted out with the relevant government departments. Moreover, access to the Site may also falls on adjoining private lots all in D.D. 17. The applicant should sort out the relevant issues with the lot owners concerned; and
 - (v) there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access thereto;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) the village access road and village areas are not under Transport Department's management. It is suggested that the land status, management and maintenance responsibilities of the areas should be clarified with the relevant lands and maintenance authorities accordingly in order to avoid potential land disputes; and

- (ii) the applicant is also reminded that sufficient space within the Site should be provided for maneuvering of vehicles;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) the access road connecting the Site with Ting Kok Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Ting Kok Road;
- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicant is 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;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) while there are DSD's public stormwater drains in this area, the applicant 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 applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development of the Site. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works; and
 - (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
- (g) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
 - (i) existing water mains inside the Site as shown in the Mains Record Plan (MRP) at **Attachment 2** may be affected. The applicant is required to either divert or protect the water mains found on site;
 - (ii) if diversion is required, existing water mains inside the Site are needed to be diverted outside the site boundary of the Site to lie in GL. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant, and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence; and

(iii) if diversion is not required, the following conditions shall apply:

- (1) existing water mains are affected as indicated on the MRP and no development which requires resiting of water mains will be allowed;
- (2) details of site formation works shall be submitted to the Director of Water Supplies (D of WS) for approval prior to commencement of works;
- (3) no structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s) shown on the MRP. Free access shall be made available at all times for staff of D of WS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
- (4) no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the MRP. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of D of WS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
- (5) no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; and
- (6) tree planting may be prohibited in the event that D of WS considers that there is any likelihood of damage being caused to water mains.





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