

2022年 4月 8日

Appendix I of RNTPC
Paper No. A/NE-HT/19

此文件在 收到。城市規劃委員會
只會在收到所有必需的資料及文件後才正式處理有關
申請的日期。

This document is received on - 6 APR 2022
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 Renewal of Permission for such Temporary Use or Development*

適用於祇涉及位於鄉郊地區土地上及/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.info.gov.hk/tpb/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.info.gov.hk/tpb/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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE - H7/19
	Date Received 收到日期	- 6 APR 2022

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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)

Wong Wong Sang 王煌生

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable)
詳細地址/地點/丈量約份及地段號碼(如適用)Lot 292 in DD76
Sze Tau Leng,
Fanling,
New Territories(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 2180 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)Nil 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 Hok Tau Outline Zoning Plan No. S/NE-HT/6
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" ("V")
(f) Current use(s) 現時用途	Temporary Public Vehicle Park (Private Cars Only) (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 -
<input type="checkbox"/> 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)。
<input checked="" type="checkbox"/> 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)。
<input type="checkbox"/> is not a "current land owner" [#] . 並不是「現行土地擁有人」 [#] 。
<input type="checkbox"/> 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 20/03/2022 (DD/MM/YYYY), this application involves a total of 3 "current land owner(s)" [#] . 根據土地註冊處截至 2022 年 3 月 20 日的記錄，這宗申請共牽涉 3 名「現行土地擁有人」 [#] 。															
(b) The applicant 申請人 - <input checked="" type="checkbox"/> has obtained consent(s) of 3 "current land owner(s)" [#] . 已取得 3 名「現行土地擁有人」 [#] 的同意。															
<table border="1"> <thead> <tr> <th colspan="3">Details of consent of "current land owner(s)"[#] obtained 取得「現行土地擁有人」[#]同意的詳情</th> </tr> <tr> <th>No. of 'Current Land Owner(s)' 「現行土地擁有人」數目</th> <th>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</th> <th>Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>Lot 292 in DD76</td> <td>20/03/2022</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	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	Lot 292 in DD76	20/03/2022						
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3	Lot 292 in DD76	20/03/2022													
(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
 位於鄉郊地區土地及/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, please proceed to Part (B))
 (如屬位於鄉郊地區臨時用途/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 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是 No 否	<input 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)) <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示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 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <input 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 No 否	<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 <input 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 type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 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 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 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 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 type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input 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)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(E) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/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-HT</u> / <u>10</u>
(b) Date of approval 獲批給許可的日期	<u>31/05/2019</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>31/05/2022</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Public Vehicle Park (Private Car) for a period of 3 years.
(e) Approval conditions 附帶條件	<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 checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input checked="" type="checkbox"/> year(s) 年 <u>3</u></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。

The Application site has been running smoothly for the past three years.

The site has been well maintained by the applicant by implementing good management practice thus alleviating illegal parking problems in the village.

There has been no adverse environmental impact in the vicinity of the application site.

All approval conditions have been adhered to and complied with.

The parking facilities are important for residents as public transport is very limited and to prevent congestion that may result if these facilities were not available.

The Applicant is committed to maintaining the parking facilities and minimize adverse impacts on the surrounding area.

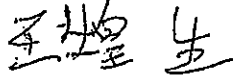
The applicant respectfully requests that the Board give favorable consideration to this application.

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 an application to the Board 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

Wong Wong Sang

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

24.3.2022 (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

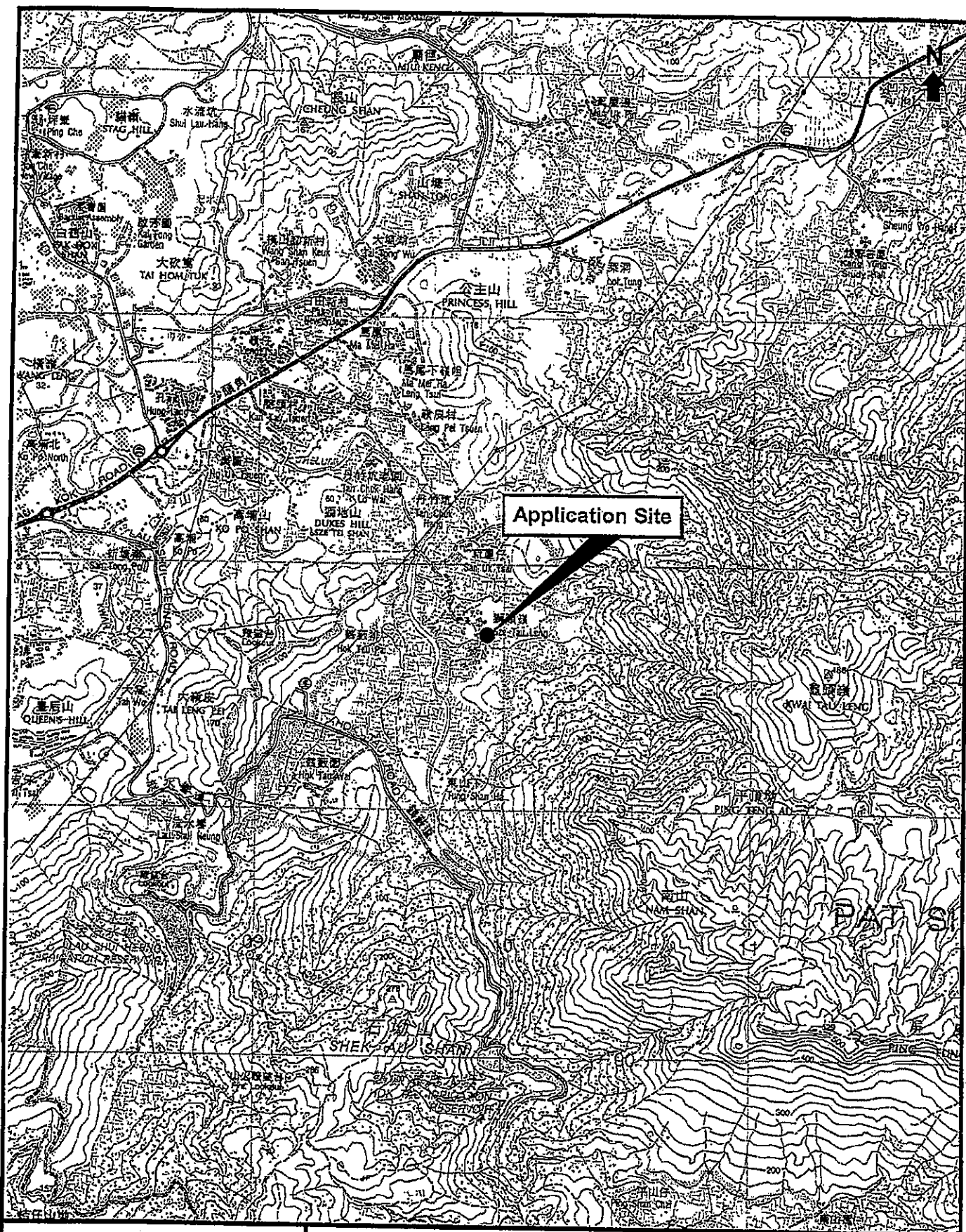
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot 292 in DD76 Sze Tau Leng, Fanling New Territories		
Site area 地盤面積	2180	sq. m 平方米	<input type="checkbox"/> About 約
	(includes Government land of 包括政府土地	Nil	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Hok Tau Outline Zoning Plan No. S/NE-HT/6		
Zoning 地帶	Village Type Development ("V")		
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____		
Applied use/ development 申請用途/發展	Temporary Public Vehicle Park (Private Cars Only) for a period of 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	30 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	<div style="text-align: right;">m 米</div> 2.5 <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> 1 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	<div style="text-align: right;">%</div> <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 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/> <hr/>		40 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) <hr/> <hr/>		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input 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/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<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。



Top Bright Consultants Ltd.

Extract Plan Based on Map
Series HM20C of Sheet 3

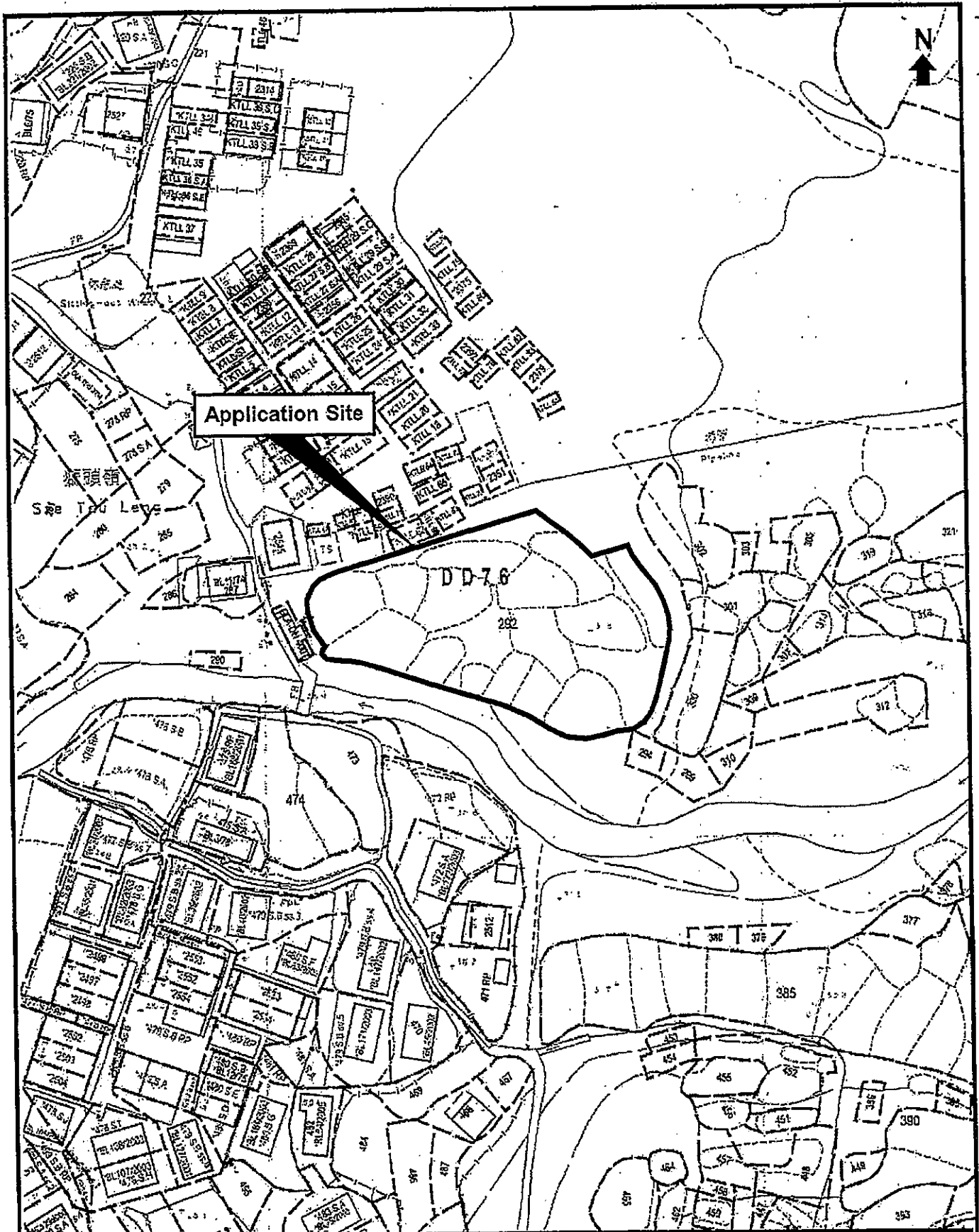
Location Plan

Scale 1 : 20 000

FIGURE 1

For Identification Purpose

Date: 10.12.2018



Top Bright Consultants Ltd.

Extracted from Lot Index Plan
Nos. 3-SW-10A, 10B, 5C & 5D

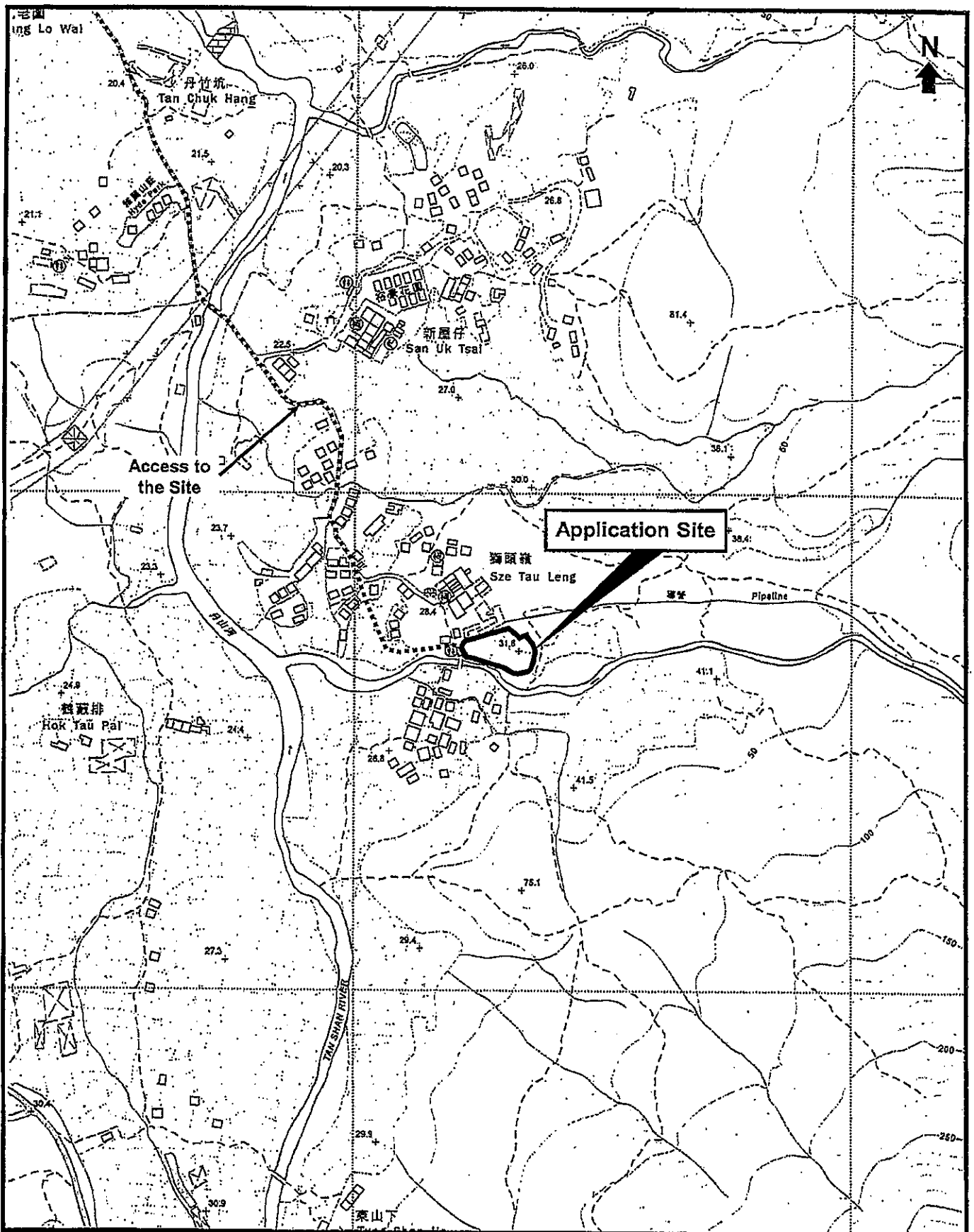
Site Plan

Scale 1 : 1 000

FIGURE 2

For Identification Purpose

Date: 10.12.2018



Top Bright Consultants Ltd.

Extracted Plan Based on Map
Series HP5C of Sheet No.
3-SW-B

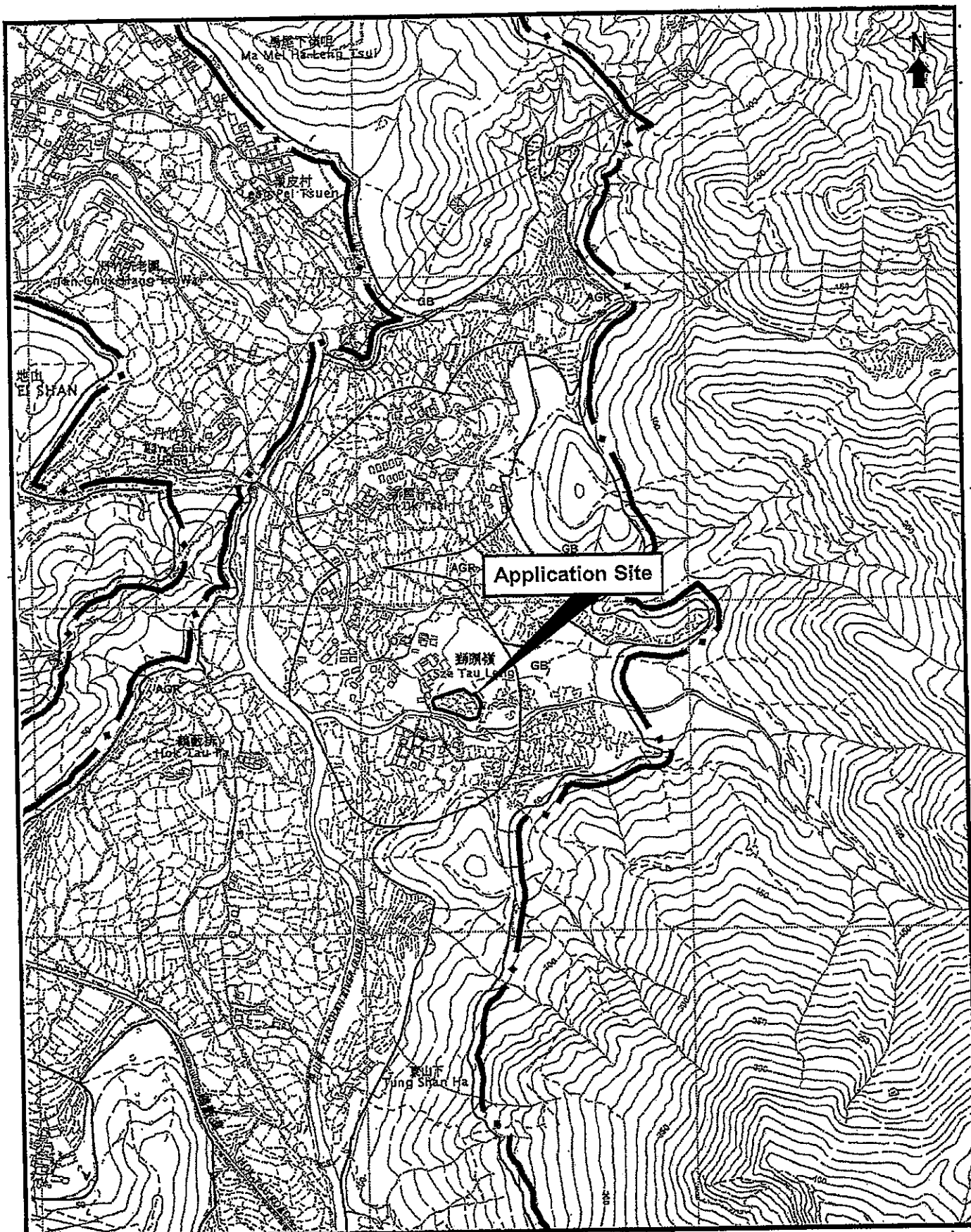
Plan Showing the General Area

Scale 1 : 5 000

FIGURE 3

For Identification Purpose

Date: 10.12.2018



Extract from Hok Tau Outline Zoning Plan No.
S/NE-HT/5 gazetted on 27.10.2006



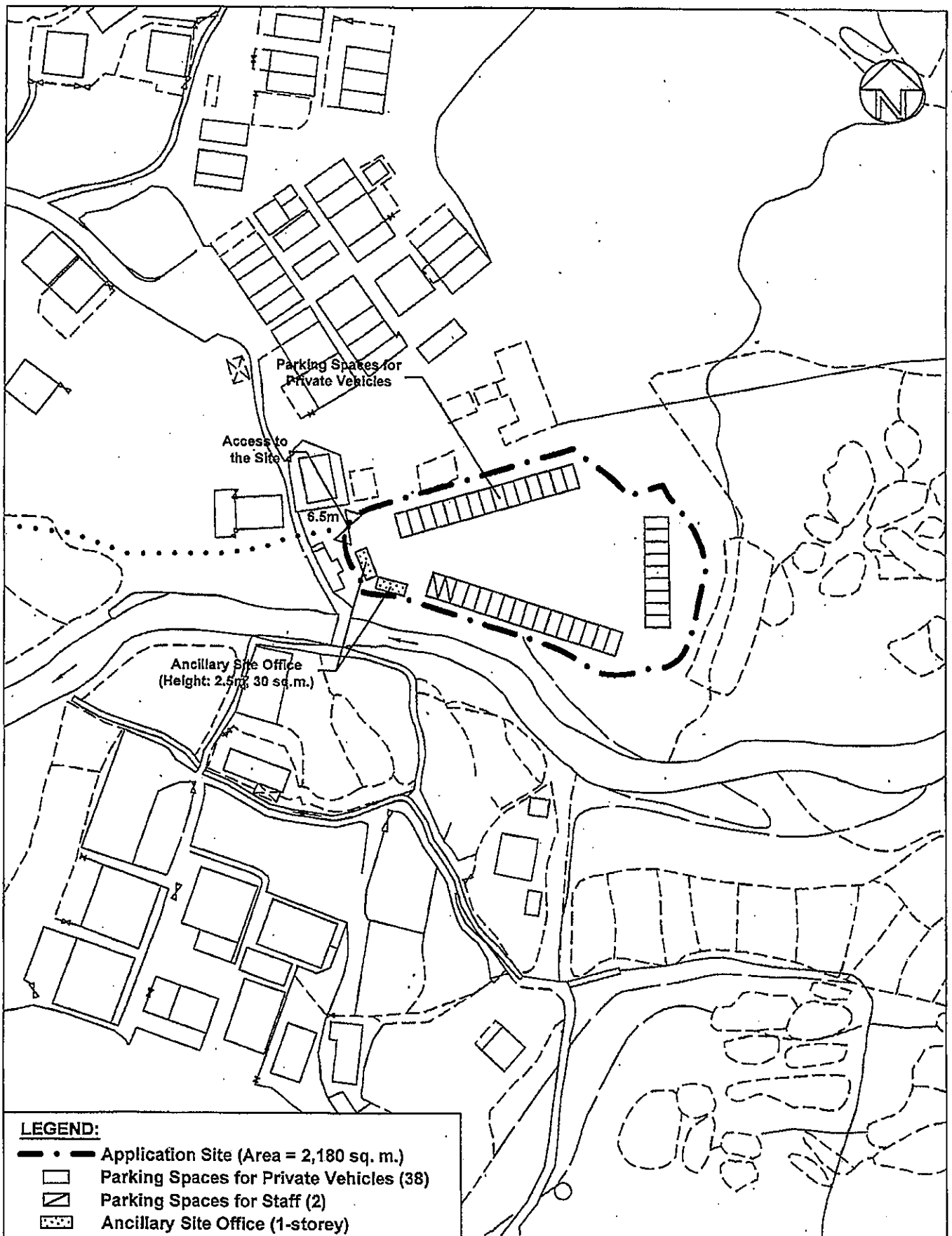
Top Bright Consultants Ltd.

Scale 1 : 7 500

FIGURE 4

For Identification Purpose

Date: 10.12.2018



Top Bright Consultants Ltd.

Drawing No. :TB/18/669/05

Layout Plan

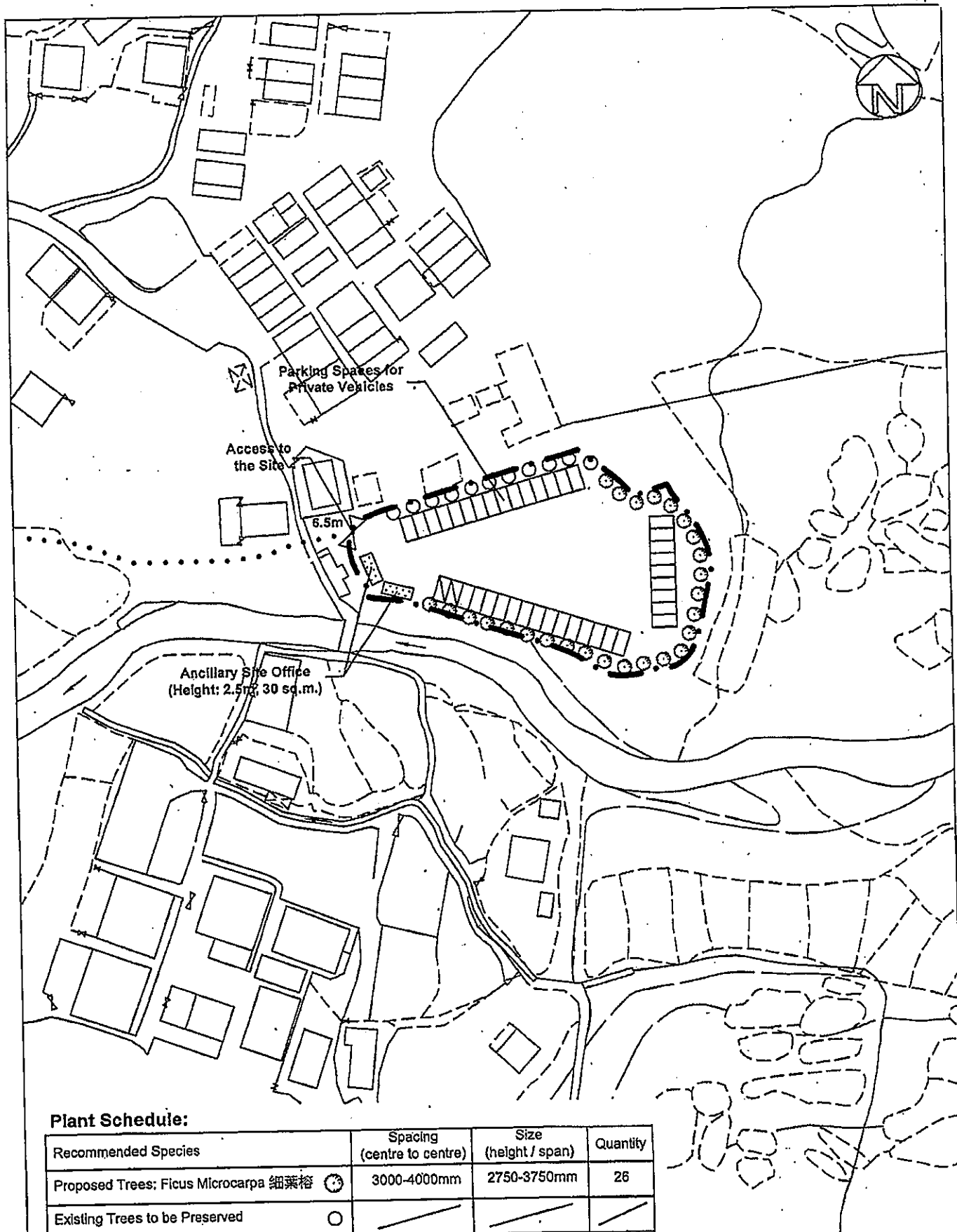
Lot 292 in DD76,
Sze Tau Leng, Fanling, N.T.

FIGURE 5

FOR IDENTIFICATION PURPOSE

Date: 10.12.2018

Scale: 1 : 1 000



Top Bright Consultants Ltd.

Drawing No. :TB/18/569/06

Landscape Plan

Lot 292 in DD76,
Sze Tau Leng, Fanling, N.T.

FIGURE 6

FOR IDENTIFICATION PURPOSE

Date: 10.12.2018

Scale: 1 : 1 000

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.: in TPB/A/NE-HT/10

消防處編號

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9050299

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot:

Lot 292 in D.D.76

Street/Road/Estate Name:

街道/屋苑名稱

Sze Tau Leng

Block:

座

District:

分區

Fanling

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☒ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 所有裝設在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	2 x Emergency Light Model: Apollo A-L-202	貨櫃辦公室內	Conforms with FSD requirements	16-2-2022	15-2-2023

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

I/We hereby certify that the above installations/equipment have been tested and found to be in working order in accordance with the Codes of Practice for Minimum Fire Service Installations, Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人/特此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格。損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

FSD 251 (Rev. 1/2016)

Authorized
Signature:

受權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

For FSD
use only:

Inspected

Key-in

Verified

Chim Chung Yam
Chim Chung Yam
RC1534 RC2708
City Fire Engineering Ltd
9491 9913
16-2-2022

FSD Ref.: in TPB/A/NE-HT/10
消防處檢核

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
消防(裝置及設備)規例
(Regulation 9(1))
(第九條(1)款)

A 9044593

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

Name of Client:
顧客姓名

Name of Building:
樓宇名稱

Street No./Town Lot:
門牌號數/市地段

Lot 292 in D.D.76

Street/Road/Estate Name:
街道/屋苑名稱

Sze Tau Leng

Block:
座

District:
分區

Fanling

Area:
地區

☐ HK
香港

☐ K
九龍

☒ NT
新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☒ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institution 社團

Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(1) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(1)款，任何裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該消防裝置或設備至少一次。

Code/號碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	4 x Dry chem 5kg type F.E.	貨櫃辦公室內	Conforms with FSD requirements	16-2-2022	15-2-2023

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code/號碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)

Part 3 第三部 Defects 損壞事項

Code/號碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人/我們此處證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈
或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises
for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature:
授權人簽署

Name:
姓名

FSD/RC No.:
消防處註冊號碼

Company Name:
公司名稱

Telephone:
聯絡電話

Date:
日期

For FSD
Use only:

Inspected

Key-in

Verified

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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	
(<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
Wong Wong Sang 王煌生	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 292 in DD76 Sze Tau Leng, Fanling, New Territories
(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2180.....sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積30.....sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Nil sq.m 平方米 <input type="checkbox"/> About 約

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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 292 in DD76 Sze Tau Leng, Fanling New Territories
Site area 地盤面積	2180 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	Approved Hok Tau Outline Zoning Plan No. S/NE-HT/6
Zoning 地帶	Village Type Development ("V")
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Public Vehicle Park (Private Cars Only) for a period of 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	30 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	2	
(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	2.5 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 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 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) Staff parking(Private cars parking spaces) <hr/>		40 38 2
	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/> <hr/>		

To Secretary,
Town Planning board
15/F., North Point Government Office,
333 Java Road,
North Point,
Hong Kong
Dear sir/madam,

Date: 11 May 2022

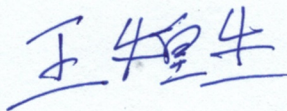
By Email

Further information for Renewal of Temporary Public Vehicle (Private Car) for a period
of 3 Years in "Village Type Development" Zone, Lot 292 in DD76
Application No. A/NE-HT/19

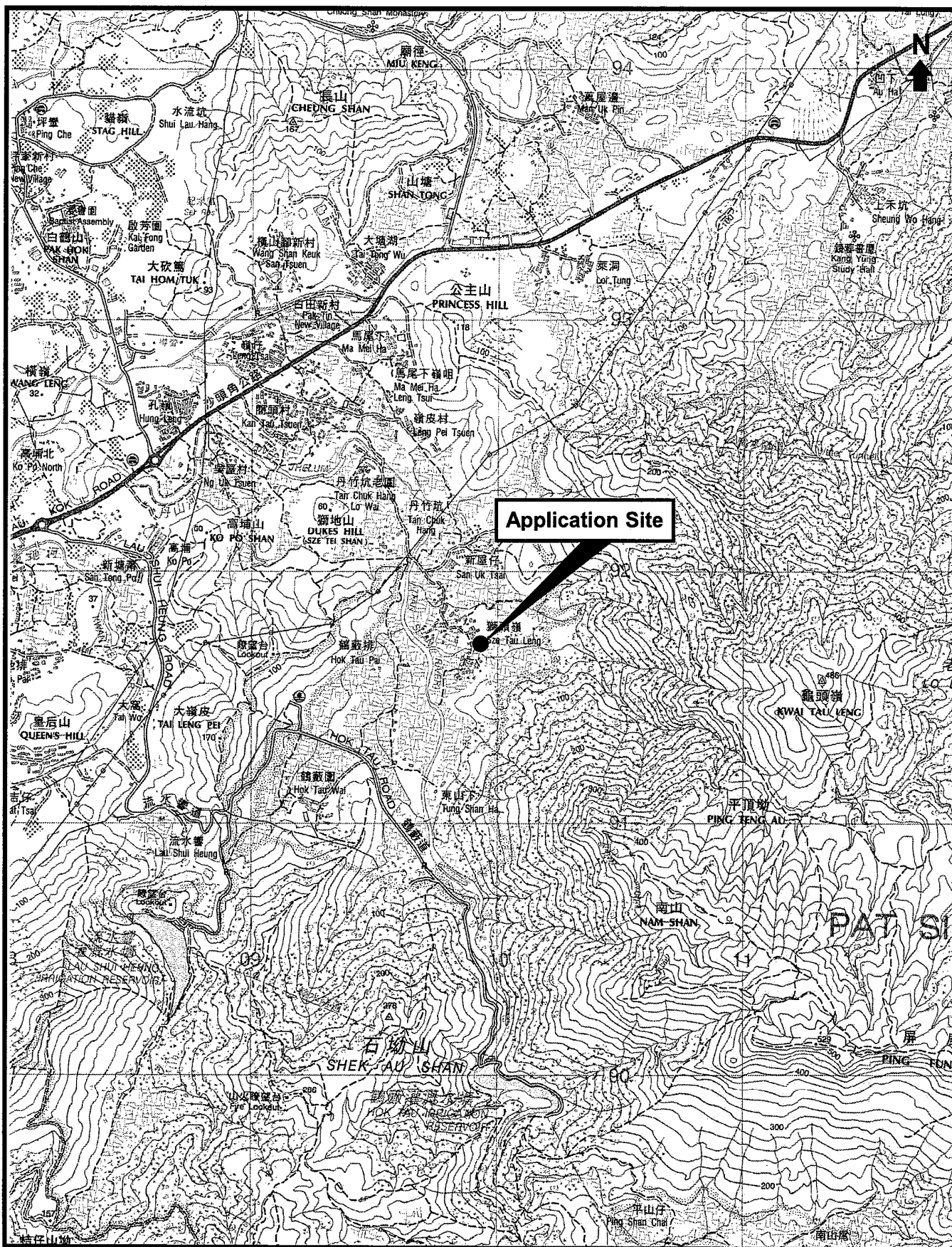
Dear sir/madam,

In response to the comments from the Fire services department, there is no change to the site layout and proposed use from the previous application. Enclosed are the latest fire installation proposal.

Yours Faithfully,

A handwritten signature in blue ink, appearing to read 'Wong Wong Sang'.

Wong Wong Sang



Location Plan

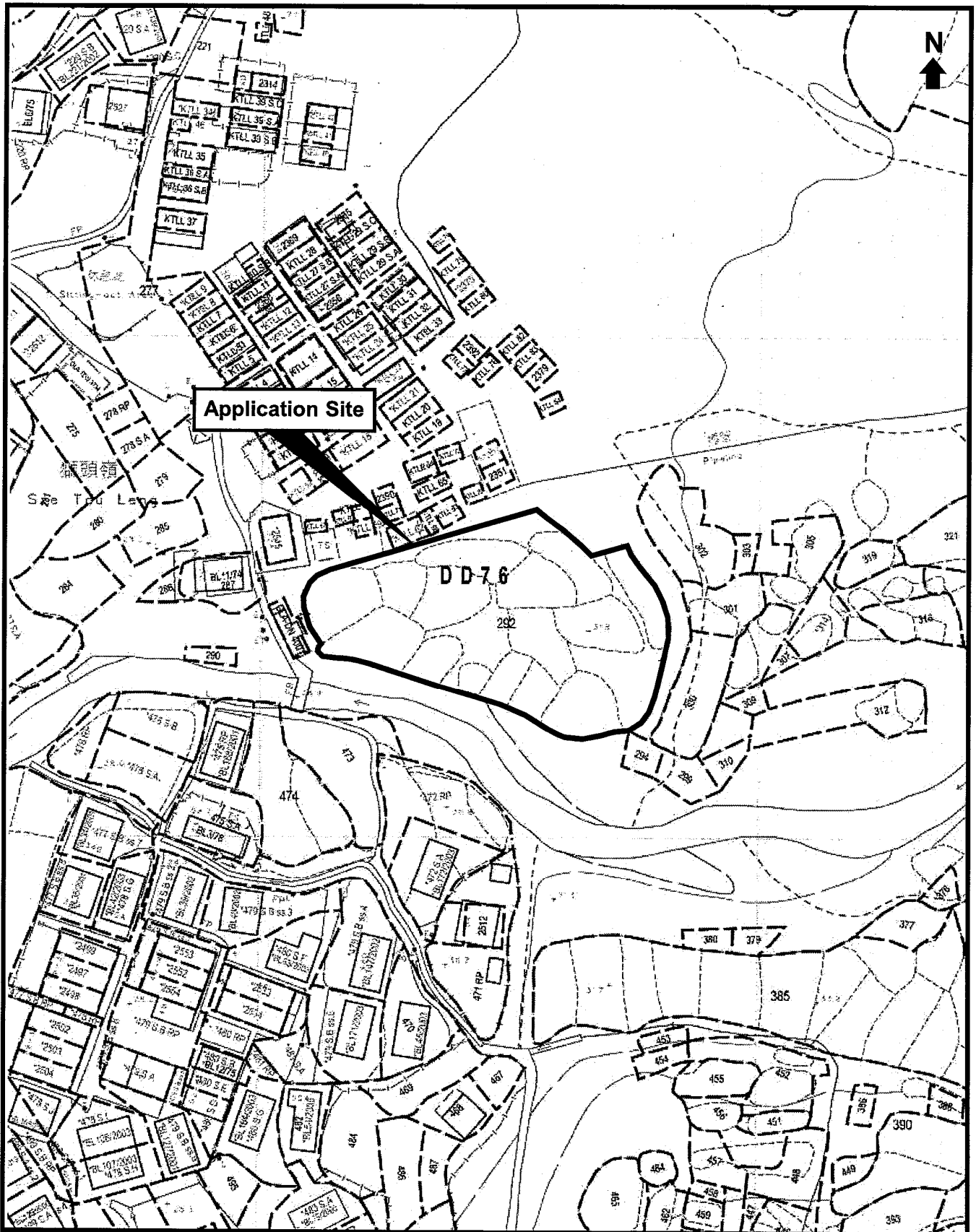
Extract Plan Based on Map
Series HM20C of Sheet 3

Scale 1 : 20 000

FIGURE 1

For Identification Purpose

Date : 12.05.2022



Site Plan

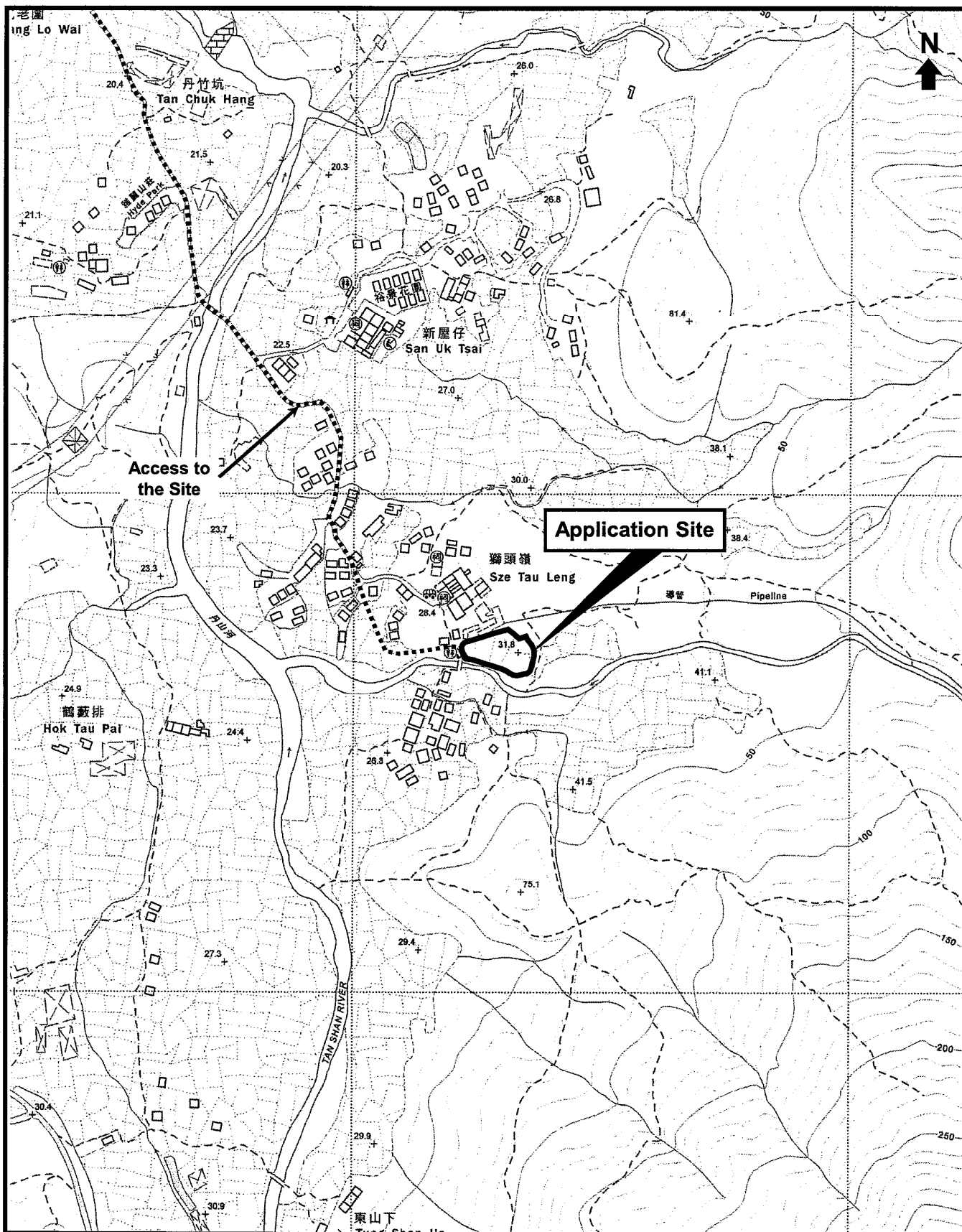
Scale 1 : 1 000

FIGURE 2

For Identification Purpose

Date : 12.05.2022

Extracted from Lot Index Plan
Nos. 3-SW-10A, 10B, 5C & 5D



Extracted Plan Based on Map
Series HP5C of Sheet No.
3-SW-B

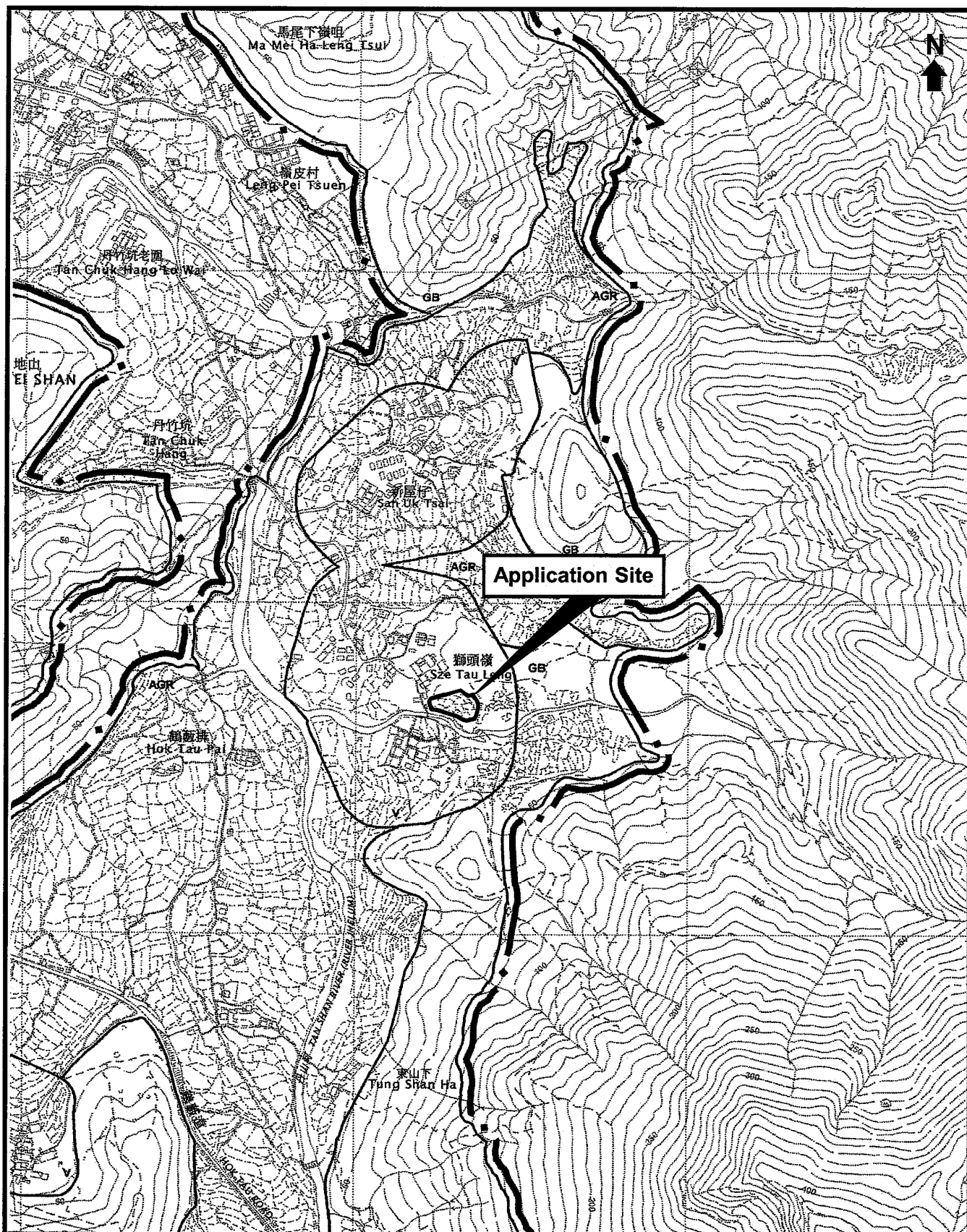
Plan Showing the General Area

Scale 1 : 5 000

FIGURE 3

For Identification Purpose

Date : 12.05.2022



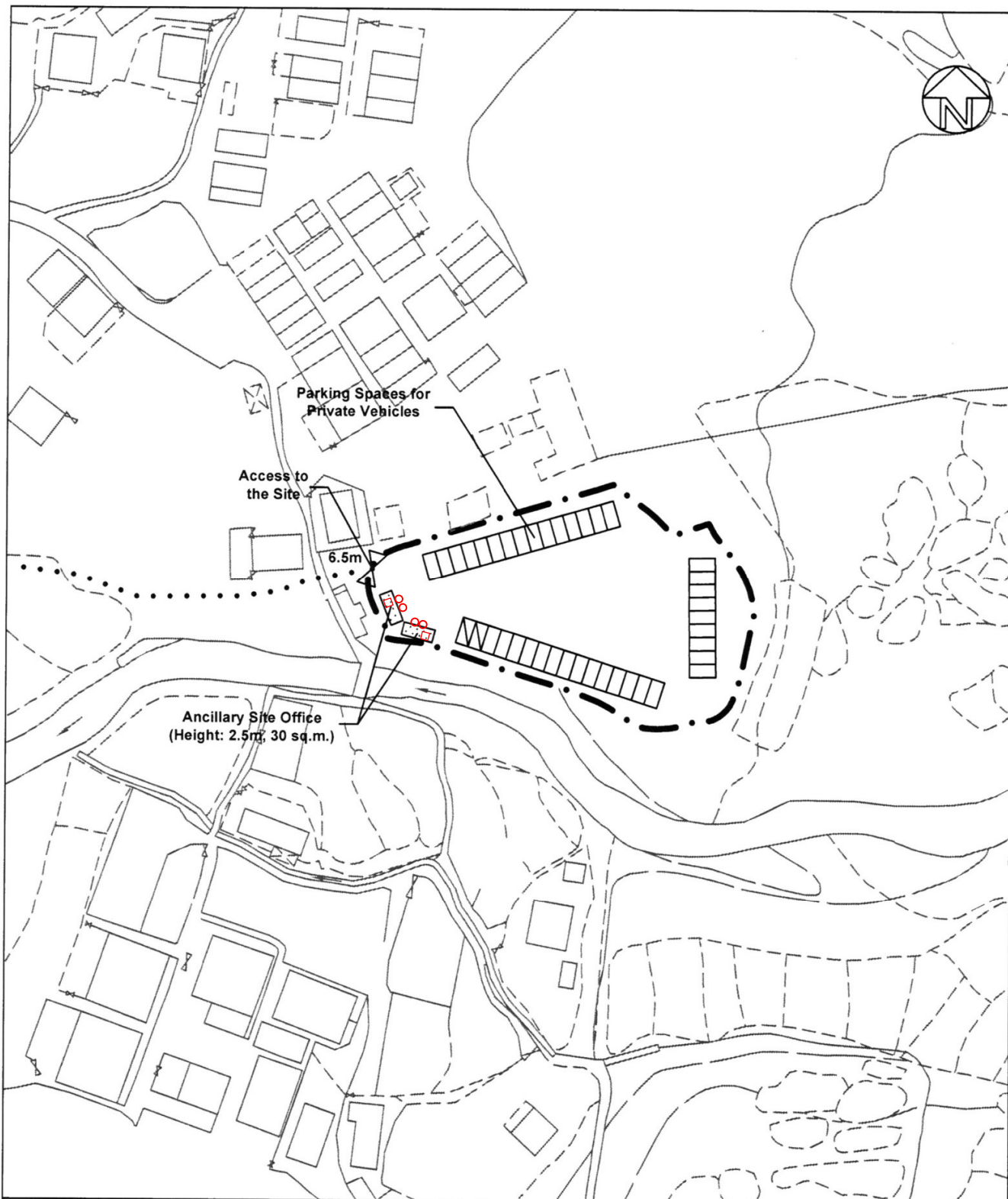
Extract from Hok Tau Outline Zoning Plan No.
S/NE-HT/5 gazetted on 27.10.2006

Scale 1 : 7 500

FIGURE 4

For Identification Purpose

Date : 12.05.2022



LEGEND:

- Application Site (Area = 2,180 sq. m.)
- Parking Spaces for Private Vehicles (38)
- ▨ Parking Spaces for Staff (2)
- ▤ Ancillary Site Office (1-storey)

- Dry chem 5Kg type F.E
- Emergency light

Layout Plan

Lot 292 in DD76,
Sze Tau Leng, Fanling, N.T.

FIGURE 5

FOR IDENTIFICATION PURPOSE
DATE : 10.05.2022

Drawing No. :TB/18/569/05

**Relevant Extract of Town Planning Board Guidelines No. 34C on
“Renewal of Planning Approval and Extension of Time for Compliance
with Planning Conditions for Temporary Use or Development”
(TPB- PG No. 34C)**

1. The relevant assessment criteria for assessing applications include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of the relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal application should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine appropriate approval period, which may be shorter than the time under request.

Previous s.16 Application covering the Application Site

Approved Application

Application No.	Use/Development	Date of Consideration
A/NE-HT/10	Proposed Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	31/5/2019 (<i>RNTPC</i>)

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- the lot under the renewal application is an Old Schedule Lot held under Block Government Lease (demised for agricultural use) without any guaranteed right of vehicular access. The applicant should make his own arrangement for acquiring access, and there is no guarantee that any adjoining Government Land will be allowed for vehicular access to the Site for the proposed use. The Government shall accept no responsibility in such arrangement;
- unauthorized structures are erected on Lot 292 in D.D. 76 and a portion of adjoining GL is occupied without approval from her office. Her office reserves the right to take necessary lease enforcement actions against the structure on the private lot and land control action against the irregularities on GL as appropriate;
- the actual occupation area does not tally with the application site. The total built-over area and height of existing structures do not tally with those mentioned in the planning parameters of the subject application;
- the application site is in close proximity to a proposed STLA No. GLA-LDN 4419 which is related to mainlaying works proposed by WSD;
- if the planning application is approved, the owner of the lot concerned shall apply to his office for a Short Term Waiver (STW) to cover the proposed structures on site. The application for STW will be considered by Government in its landlord's capacity and there is no guarantee that it will be approved. If the STW is approved, it will be subject to such terms and conditions to be imposed including payment of waiver fee and administrative fee as considered appropriate by his office; and
- no Small House application regarding the Site has been received. The numbers of outstanding Small House application and 10-year Small House demand of Sze Tau Leng Village are 32 and 50 respectively.

2. Traffic

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

- no comment on the application and considers that the traffic impact induced by the temporary development is tolerable from the traffic engineering point of view.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- he has no comment on the application;
- the applicant is advised to follow ProPECC PN 5/93 to prevent water pollution and install devices such as gully grates to prevent rubbish from entering the drain and any stream in vicinity of the Site during operation (and, if any, constructions);
- he also advises that the applicant should follow the latest “Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses” issued by DEP; and
- there was no substantiate environmental complaint received in the past 3 years.

4. Landscape

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

- no objection to the application from landscape planning perspective;
- the Site is located in an area with non-landscape sensitive zoning and no significant landscape impact arising from the proposed development is anticipated; and
- should the application be approved, it is considered not necessary to impose a landscape condition in the planning permission.

5. Drainage

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

- no objection to the application from public drainage viewpoint; and
- the Site is in an area where no public sewer connection is available.

6. Fire Safety

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

- no in-principle objection to the renewal application subject to the existing fire service installations (FSIs) implemented on the Site being maintained in efficient working order at all times.

7. Building Matters

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

- there is no record of approval by the Building Authority for the proposed temporary structures and BD is not in a position to offer comments on their suitability for the use related to the application. The applicant is advised to note his advisory comments under the Building Ordinance appended at **Appendix V**.

8. District Officer's Comments

Comments of the District Officer (North), Home Affairs Department (DO(N), HAD):

- the Chairman, First Vice-Chairman and Vice-Chairman of the Fanling District Rural Committee and the Villager Representative of Leng Pei Tsuen object on the application; and
- the incumbent North District Councilor of N18 Constituency and the Resident Representative (RR) of Sze Tau Leng support the application, and the Chairman of Lung Shan Area Committee had no comment on the application.

9. Other Departments

- the following government departments have no comment on/no objection to the application:
 - (i) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
 - (ii) Director of Agriculture, Fisheries and Conservation (DAFC);
 - (iii) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
 - (iv) Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD).

Recommended Advisory Clauses

- (a) to note the following comments of the District Lands Officer/North, Lands Department:
 - (i) the lot under the renewal application is an Old Schedule Lot held under Block Government Lease (demised for agricultural use) without any guaranteed right of vehicular access. The applicant should make his own arrangement for acquiring access, and there is no guarantee that any adjoining Government Land will be allowed for vehicular access to the Site for the proposed use. The Government shall accept no responsibility in such arrangement;
 - (ii) unauthorized structures are erected on Lot 292 in D.D. 76 and a portion of adjoining GL is occupied without approval from her office. Her office reserves the right to take necessary lease enforcement actions against the structure on the private lot and land control action against the irregularities on GL as appropriate;
 - (iii) the actual occupation area does not tally with the application site. The total built-over area and height of existing structures do not tally with those mentioned in the planning parameters of the subject application;
 - (iv) the application site is in close proximity to a proposed STLA No. GLA-LDN 4419 which is related to mainlaying works proposed by WSD;
 - (v) if the planning application is approved, the owner of the lot concerned shall apply to his office for a Short Term Waiver (STW) to cover the proposed structures on site. The application for STW will be considered by Government in its landlord's capacity and there is no guarantee that it will be approved. If the STW is approved, it will be subject to such terms and conditions to be imposed including payment of waiver fee and administrative fee as considered appropriate by his office;
- (b) to note the comments of Commissioner for Transport that the vehicular access between Sha Tau Kok Road and the Site is not managed by Transport Department. The applicant shall seek agreement/comment from the responsible party for the management and maintenance measures to be implemented for the vehicular access;
- (c) to note the comments of Chief Highway Engineer/New Territories East, Highways Department that the village track leading to the Site is not maintained by his department;
- (d) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department:
 - (i) the Site is in an area where no public sewer connection is available;
 - (ii) 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 area; and

- (e) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department:
- (i) the proposed temporary building/structure is subject to control of Part VII of the Building (Planning) Regulations (B(P)Rs). The proposed building works require prior approval and consent under Buildings Ordinance (BO);
 - (ii) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized buildings works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (iii) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iv) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of B(P)Rs respectively;
 - (v) if the Site is not abutting a "Specific Street" having a width not less than 4.5m, its permitted development intensity shall be determined under Regulations 19(3) of the B(P)Rs at the building plan submissions stage;
 - (vi) detailed comments under BO will be formulated at formal building plans submission stage;
- (f) to note the following comments of the Director of Fire Services that the existing fire service installations (FSIs) implemented on the Site should be maintained in efficient working order at all times; and
- (g) to note the comments of the Director of Environmental Protection to follow ProPECC PN 5/93 to prevent water pollution and install devices such as gully grates to prevent rubbish from entering the drain and any stream in vicinity of the Site during operation (and, if any, constructions). The applicant is reminded to follow the environmental mitigation measures as set out in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by Director of Environmental Protection in order to minimize any possible environmental nuisances.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

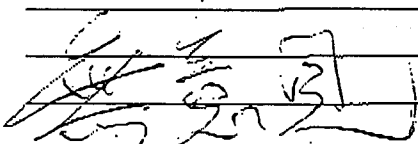
By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates
A/NE-HT/19.

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment 侯志強

簽署 Signature  日期 Date 2022.4.25

2-4

P.1/4

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/NE-HT/19.

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

請看附頁反對資料、

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

簽署 Signature



日期 Date

27-4-2022

粉嶺區鄉事會

FDRC

香港新界粉嶺區鄉事委員會

Hong Kong Fanling District Rural Committee

3, Luen Fat Street, Luen Wo Market, Fanling, N.T., Hong Kong 香港新界粉嶺聯和墟聯發街三號
電話/Tel: (852) 26755277 圖文傳真/ Fax: (852) 26699687

敬啟者：

貴處檔號：TPB/A/NE-HT/19

新界粉嶺獅頭嶺丈量約份第 76 約地段第 292 號
臨時公眾停車場（私家車）的規劃許可續期（為期 3 年）
（申請編號：A/NE-HT/19）

本會接獲當地村民求助，希望本會能向貴署轉述其反對理由如下：

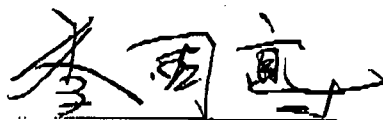
- 1) 當區村民對上述申請提出 強烈反對。
- 2) 上述該地段已繁忙擠塞，村路狹窄，引入大量車輛阻塞通道，危及村民行走安全。
- 3) 停車場車輛排出廢氣量劇增，導至空氣污染，影響村民生活環境。

懇請 貴處理解村民之憂慮，慎重處理上述申請。

此致

規劃署沙田、大埔
及北區規劃專員

粉嶺區鄉事委員會主席



(李國鳳)



敬上

2022 年 4 月 27 日



香港新界粉嶺區鄉事委員會
Hong Kong Fanling District Rural Committee

3, Luen Fat Street, Luen Wo Market, Fanling, N.T., Hong Kong 香港新界粉嶺聯和墟聯發街三號
電話/Tel: (852) 26755277 圖文傳真/ Fax: (852) 26699687

敬啟者：

貴處檔號：TPB/A/NE-HT/19
新界粉嶺獅頭嶺丈量約份第 76 約地段第 292 號
臨時公眾停車場（私家車）的規劃許可續期（為期 3 年）
（申請編號：A/NE-HT/19）

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- 2) 上述該地段已繁忙擠塞，村路狹窄，引入大量車輛阻塞通道，
危及村民行走安全。
- 3) 停車場車輛排出廢氣量劇增，導至空氣污染，影響村民生活環境。

懇請 貴處理解村民之憂慮，慎重處理上述申請。

此致
規劃署沙田、大埔
及北區規劃專員

粉嶺區鄉事委員會首副主席



劉永安
(劉永安)

敬上

2022 年 4 月 27 日



香港新界粉嶺區鄉事委員會

Hong Kong Fanling District Rural Committee

3, Lucn Fat Street, Luen Wo Market, Fanling, N.T., Hong Kong 香港新界粉嶺聯和墟聯發街三號

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貴處檔號: TPB/A/NE-HT/19

新界粉嶺獅頭嶺丈量約份第 76 約地段第 292 號

臨時公眾停車場 (私家車) 的規劃許可續期 (為期 3 年)

(申請編號: A/NE-HT/19)

本會接獲當地村民求助, 希望本會能向貴署轉述其反對理由如下:

- 1) 當區村民對上述申請提出 強烈反對。
- 2) 上述該地段已繁忙擠塞, 村路狹窄, 引入大量車輛阻塞通道, 危及村民行走安全。
- 3) 停車場車輛排出廢氣量劇增, 導至空氣污染, 影響村民生活環境。

懇請 貴處理解村民之憂慮, 慎重處理上述申請。

此致

規劃署沙田、大埔
及北區規劃專員

粉嶺區鄉事委員會副主席

(李廣明)



敬上

2022 年 4 月 27 日

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

220510-154231-46767

Reference Number:**提交限期**

10/05/2022

Deadline for submission:**提交日期及時間**

10/05/2022 15:42:31

Date and time of submission:**有關的規劃申請編號**

A/NE-HT/19

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Lam Ka Hing

Name of person making this comment:**意見詳情****Details of the Comment :**

反對，鄉郊設停車場必會增加附近車輛出入流量，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全及生活質數。