

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

2022年 4月 1 3日

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

13 APR 2022

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.

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-KUH/606
	Date Received 收到日期	13 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樓及新界沙田上禾輋路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)

文博厚堂司理人文敬泉

MAN POK HAU TONG MANAGER. MAN KING CHUEN

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)	lot No. 50 (part) & 68 RP all in DD7 TAI HANG TSUEN Tai po NEW TERRITORIES 新界大埔泰亨村丈量約份第約第50號(部份)及68號地段
(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 620.6 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) 0 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/VE-KLH/1 九龍坑分區計劃大綱核准圖
(e) Land use zone(s) involved 涉及的土地用途地帶	V-ZONE
(f) Current use(s) 現時用途	臨時私人露天停車場只限私家車 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☒ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 19-10-2021 (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 19-10-21 (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, 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

臨時私人露天停車場只限私家車

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of
 permission applied for
 申請的許可有效期

☒ year(s) 年

3

☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積

620.6sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積

0sq.m ☐ About 約

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

0

Proposed domestic floor area 擬議住用樓面面積

0sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積

0sq.m ☐ About 約

Proposed gross floor area 擬議總樓面面積

0sq.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

28

Motorcycle Parking Spaces 電單車車位

0

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

0

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

0

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

0

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

0

Coach Spaces 旅遊巴車位

0

Light Goods Vehicle Spaces 輕型貨車車位

0

Medium Goods Vehicle Spaces 中型貨車車位

0

Heavy Goods Vehicle Spaces 重型貨車車位

0

Others (Please Specify) 其他 (請列明)

/

/

Proposed operating hours 擬議營運時間 <div style="text-align: center; font-size: 1.2em;">Mon-Sun 24 Hours (包括公眾假期)</div>																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <div style="text-align: center; font-size: 1.2em;">大馬路支路</div> <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 checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 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 checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</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> <p>.....</p>
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(B) 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/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

此地段提供俊亨豪園及泰亨豪園的居民車位，令到道路暢順，
如果沒有此車位，會有大量車輛亂停泊，造成混亂及阻礙
交通及通道，互相空置此兩地段浪費土地資源。
得到 DD720T69RP 業主文正倫堂司理人同意使用此地段
出人及車輛道路。

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

文敬泉

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

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

4-1-2022

(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

- 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：
 - 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
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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	lots 10.50 (part of) 68RP cell in DD7 TAI HANG TSUEN Tai Po NEW TERRITORIES 新界大埔泰亨村丈量約份第50號地段68號地段
Site area 地盤面積	6206 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/NE-K2H/11 九龍坑分區計劃大綱核准圖
Zoning 地帶	V-ZONE
Type of Application 申請類別	<input checked="" 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 checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas 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 type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	臨時私人露天停車場只限私家車

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input 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		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input checked="" 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		28 0 0 0 0 0
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0 0 0 0 0 0
	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） ☒ ☐

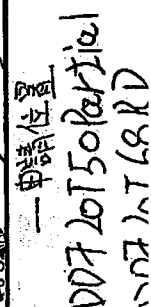
LOCATION PLAN

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.

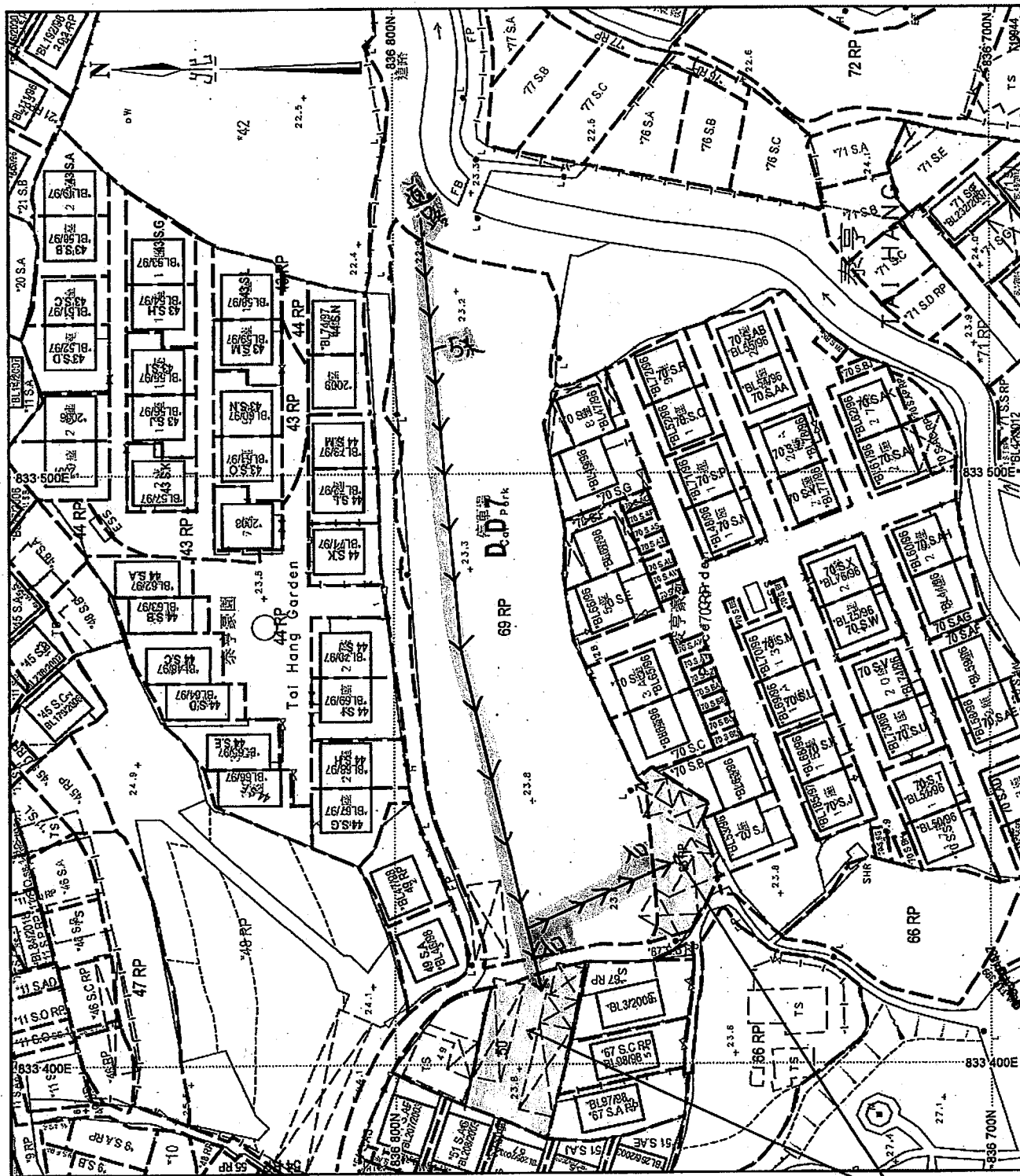
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

索引圖



1.49.5車位未有頂上蓋

地段索引圖 LOT INDEX PLAN

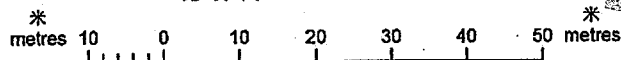


地政總署測繪處

Survey and Mapping Office, Lands Department

申請土地點

比例尺 SCALE 1:1000



Locality : _____

Lot Index Plan No. : LIP963326P

District Survey Office : DSOTP

Date : 18-Oct-2021

Reference No. : 3-SW-23A

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SMO-P01 20211018134005 10

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Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.
Disclaimer : The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

Similar Application

Approved Application

Application No.	Proposed Development	Date of Consideration
A/NE-KLH/601	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	24.12.2021

Government Departments' General Comments

1. Land Administration

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

- no objection to the application; and
- the Site is held under Block Government Lease demised for agricultural use, no structure shall be erected thereon without prior approval from his office; 11 canopies were found erected on the Site without his office's prior approval.

2. Traffic

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

- no in-principle objection to the application.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- there is no environmental complaint related to the Site in the past three years.

4. Landscape

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

- the Site falls within a non-landscape sensitive zoning and no significant landscape impact arising from the applied use is anticipated; and
- should the Board approve the application, it is considered not necessary to impose a landscape condition as no adverse landscape impact arising from the applied use is anticipated.

5. Drainage

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

- if the application is approved, an approval condition on the submission and implementation of existing drainage facilities for the Site is required to ensure that it will not cause adverse drainage impact to the adjacent areas.

6. **Fire Safety**

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

- no in-principle objection to the application subject to FSIs being provided to his satisfaction.

7. **Water Supply**

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

- no objection to the application; and
- the Site is within the upper indirect Water Gathering Grounds (WGG); there are risks of contamination to the WGG due to the operation and management of the temporary private vehicle park. In order to safeguard the raw water quality in WGG, the applicant shall provide a risk assessment report to prove and demonstrate to the satisfaction of the WSD that there is no material increase in pollution effect resulting from the proposed development. The risk assessment report shall demonstrate that the requirements at paragraph (g) of **Appendix IV** are met.

8. **Other Departments**

The following departments have no comments on the application:

- Director of Agriculture, Fisheries and Conservation;
- Chief Highway Engineer/New Territories East, Highways Department;
- Commissioner of Police;
- Head of Geotechnical Engineering Office, Civil Engineering and Development Department;
- Project Manager (North), Civil Engineering and Development Department; and
- District Officer (Tai Po), Home Affairs Department.

Recommended Advisory Clauses

- (a) Prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to note the comments of District Lands Officer, Tai Po (DLO/TP, LandsD) that:
- the lot owner is required to clear any unauthorized structures on the Site immediately unless they are covered by valid approval;
 - should the Board approve the application, the lot owner is required to submit an application for Short Term Waiver (“STW”) to his office if he wishes to erect structures on the lot. However, there is no guarantee at this stage that the STW application would be approved. If the STW application is approved by his office 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 his office including payment of waiver fee and administrative fee as considered appropriate;
 - the applicant will likely make use of the adjoining Government Land for access to the Site. As such, no trees thereon shall be interfered with unless prior approval is obtained from his office. The maintenance and management responsibility of the said Government Land and any other Government Land leading to the Site should be sorted out with the relevant government departments, prior to making use of them for ingress/egress purpose. Neither occupation nor works of any kind thereon is allowed without the prior approval from his office; and
 - there is no guarantee to the grant of a right of way to the Site or approval of the EVA thereto.
- (c) to note the comment of the Commissioner of Transport (C for T) that:
- the village road connecting to the Site from Tai Wo Service Road West is not managed by his office and the applicant should seek comments from the management and maintenance party of the local road; and
 - it is noted that vehicles will have to access the adjacent private lot in order to reach the proposed parking spaces. The applicant shall make their own arrangement with the concerned landowners for using the road, and the land status, management, maintenance responsibilities of it should be clarified with the relevant lands and maintenance authorities in order to avoid potential land disputes.
- (d) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the relevant mitigation measures and requirements in the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- 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;

- public sewers exist in the vicinity but the feasibility of sewerage connection is subject to the invert level of discharge connection pipe leading from the Site. No stud pipe is reserved for sewage connection. The applicant shall demonstrate the technical feasibility of sewerage connection. Should the applicant choose to dispose of the sewage of the proposed development through other means, views and comments from EPD should be sought;
- provision of written consent(s) from relevant lot owner(s) and/or LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones outside the application lot(s) or on government land (where required); and
- the cost and work of drainage and sewerage connection as well as future maintenance responsibility shall be borne by the applicant.

(f) to note the comments of the Director of Fire Services (D of FS) that:

- in consideration of the design/nature of the proposal, fire services installations (FSIs) are anticipated to be required. The applicant should submit relevant layout plans incorporated with the proposed FSIs for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the locations of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
- if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

(g) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:

- the applicant shall provide a risk assessment report to prove and demonstrate to the satisfaction of the WSD that the following conditions are met:
 - (a) no discharge of effluent or foul water into adjoining land, storm water drain, channel, stream or river course is allowed. Such foul water or effluent shall be collected and disposed of outside WGG;
 - (b) all solid waste and sludge arising from the applied development shall be

disposed of properly outside WGG;

- (c) the use and storage of pesticides, herbicides, toxicants, chemical solvents, larvicidal oil, rodenticide, tar and petroleum oil are strictly prohibited in WGG;
- (d) no chemicals including fertilizers and detergents shall be used/stored without the prior approval from the Water Authority;
- (e) oil leakage and spillage are not allowed within WGG at all time. Oil and grease decontamination kit such as absorbent pads shall be made available to decontaminate any possible oil leakage or spillage. Control measures including not allowing oil tanker to park inside the vehicle parking spaces shall be implemented to avoid oil leakage or spillage in the WGG;
- (f) the vehicle park and its associated activities shall be located away from any water courses as far as possible;
- (g) fencing shall be erected on the sides facing the nearest stream course to trap all wind-blown litters within the site of development;
- (h) vehicle park shall be surrounded by kerbs and drains. Drainage traps such as grease traps and petrol interceptors shall be installed at each of the drainage outlets and shall be under proper maintenance. All such drainage traps shall have sufficient capacity to ensure the proper interception and collection of fuel and lubricants in surface run-off for off-site disposal. Proper maintenance and disposal records should be maintained; and
- (i) besides vehicle parking, other activities such as on-site vehicle inspection, maintenance, repairing and washing activities shall not be allowed in the proposed development.

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

參考編號

Reference Number:

220422-180903-85972

提交限期

Deadline for submission:

13/05/2022

提交日期及時間

Date and time of submission:

22/04/2022 18:09:03

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-KLH/606

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Jenny LAI

意見詳情

Details of the Comment :

The Parking space has been available for over twenty years to facilitate the residents daily need. There is no obstruction or inconvenience caused to other residents and the Government should duly approved such usage!

/ 附加

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

參考編號

Reference Number:

220430-220239-32342

提交限期

Deadline for submission:

13/05/2022

提交日期及時間

Date and time of submission:

30/04/2022 22:02:39

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-KLH/606

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Jenny Lai

意見詳情

Details of the Comment :

I supported the application. The area has been used for resident parking spaces for a long time. It is convenient to all residents.

2

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

參考編號

Reference Number:

220422-181725-75841

提交限期

Deadline for submission:

13/05/2022

提交日期及時間

Date and time of submission:

22/04/2022 18:17:25

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-KLH/606

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Allan Chau

意見詳情

Details of the Comment :

我同意申請地點作停車場，便利附近居民！

2 附加

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

參考編號

Reference Number:

220430-215813-37770

提交限期

Deadline for submission:

13/05/2022

提交日期及時間

Date and time of submission:

30/04/2022 21:58:13

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-KLH/606

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Allan Chau

意見詳情

Details of the Comment :

I supported the application. The place should be made available for residents to park their vehicles!

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

參考編號

Reference Number:

220422-205841-66392

提交限期

Deadline for submission:

13/05/2022

提交日期及時間

Date and time of submission:

22/04/2022 20:58:41

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-KLH/606

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Ip Sau Lan

意見詳情

Details of the Comment :

I fully support this application as there is lack of parking space in this area. it will solve the parking problem to the local residents and avoid illegal parking.

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

參考編號

Reference Number:

220422-210145-97545

提交限期

Deadline for submission:

13/05/2022

提交日期及時間

Date and time of submission:

22/04/2022 21:01:45

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-KLH/606

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. TSANG SIU WING

意見詳情

Details of the Comment :

☐ I support this application.

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

參考編號

Reference Number:

220423-114615-86825

提交限期

Deadline for submission:

13/05/2022

提交日期及時間

Date and time of submission:

23/04/2022 11:46:15

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-KLH/606

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Fong yuet ha

意見詳情

Details of the Comment :

本人贊成

6

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

220426-123608-38535

提交限期**Deadline for submission:**

13/05/2022

提交日期及時間**Date and time of submission:**

26/04/2022 12:36:08

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

A/NE-KLH/606

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

女士 Ms. KO

意見詳情**Details of the Comment :****同意於指定地方劃出停車場給附近居民，預留消防通道。**

7

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

220430-220316-18935

提交限期**Deadline for submission:**

13/05/2022

提交日期及時間**Date and time of submission:**

30/04/2022 22:03:16

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

A/NE-KLH/606

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

先生 Mr. Willson LIU

意見詳情**Details of the Comment :****本人贊同改為停車位**

8

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

220510-154348-22617

提交限期**Deadline for submission:**

13/05/2022

提交日期及時間**Date and time of submission:**

10/05/2022 15:43:48

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

A/NE-KLH/606

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

先生 Mr. Lam Ka Hing

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。

9

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-KLH/606

意見詳情 (如有需要，請另頁說明)

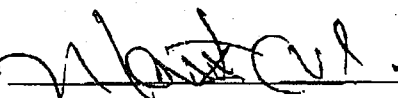
Details of the Comment (use separate sheet if necessary)

主席、列位委員大家好！
大埔泰亨鄉人口每年增加，居民接近四千人，
而居住鄉郊者大都是自車人士，停車位成為本鄉最迫切嚴重問題。
本鄉合法停車場絕無僅有，簡直廖廖可數，泊車位嚴重嚴重不足，故
希望貴署能體恤民情，批准上述申請。不勝厚禱，順祝好工安！

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

大埔泰亨鄉公所

簽署 Signature



日期 Date

5/5/2022



☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publ



A/NE-KLH/606 DD 7 Kau Tai Hang Village

10/05/2022 02:45

From:

To:

File Ref:

[REDACTED]
tpbpd <tpbpd@pland.gov.hk>

A/NE-KLH/606

Lots 50 (Part) and 68 RP in D.D. 7, Tai Hang Village, Tai Po

Site area : About 620.6sq.m

Zoning : "VTD"

Applied use : 28 Vehicle Parking

Dear TPB Members,

603 was withdrawn and now back with a smaller site but more vehicles.

Previous comments relevant.

Mary Mulvihill

From: [REDACTED]

To: tpbpd <tpbpd@pland.gov.hk>

Date: Monday, 10 January 2022 2:59 AM CST

Subject: A/NE-KLH/603 DD 7 Kau Tai Hang Village

A/NE-KLH/603

Lots 50 and 68 RP in D.D. 7, Tai Hang Village, Tai Po

Site area : About 794sq.m

Zoning : "VTD"

Applied use : 27 Vehicle Parking

Dear TPB Members,

The two lots are on the periphery of a large parking facility and presumably to be incorporated into this.

This was approved under Application 601 on 24 Dec when it was mentioned in the

papers that the site was being used without approval and subject to enforcement action.

Is this to be another case of unapproved use being rewarded?

Mary Mulvihill