

2024年12月2日

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

This document is received on -2 DEC 2024  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land  
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,  
or Renewal of Permission for such Temporary Use or Development\***

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行  
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議\*

*\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

*\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/tc/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2402669

7/11

By hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/E-MUP/210
	Date Received 收到日期	-2 DEC 2024

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

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

TANG SUI CHING 鄧水秤

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

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

PANG HING YEUN 彭慶餘

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	D.D. 46 Lot 57 (Part), Tai Tong Wu, Sha Tau Kok, New Territories. 新界沙頭角丈量約份第46約地段第57號(部份)
(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 ..... 554.95 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 ..... NA ..... 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)	..... NA ..... 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	Approved Man Uk Pin Outline Zoning Plan No. S/NE-MUP/11 萬屋邊分區計劃大綱核准圖編號 S/NE-MUP/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Village Type Development 鄉村式發展
(f) Current use(s) 現時用途	Vacant 空置  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☐ is the sole “current land owner”<sup>”#&”</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>”#&”</sup> (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”<sup>”#&”</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>”#&”</sup> (請夾附業權證明文件)。
- ☒ is not a “current land owner”<sup>”#”</sup>.  
並不是「現行土地擁有人」<sup>”#”</sup>。
- ☐ 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 .....05/11/2024..... (DD/MM/YYYY), this application involves a total of .....4..... “current land owner(s)”<sup>”#”</sup>.  
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」<sup>”#”</sup>。

(b) The applicant 申請人 –

- ☒ has obtained consent(s) of .....4..... “current land owner(s)”<sup>”#”</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>”#”</sup>的同意。

Details of consent of “current land owner(s)” <sup>”#”</sup> obtained 取得「現行土地擁有人」 <sup>”#”</sup> 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)
4	D.D. 46 Lot 57	06/11/2024

(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）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



**6. Type(s) of Application 申請類別****(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development  
擬議用途/發展Temporary Private Car Park (Private Car)  
For a period of 3 years  
臨時私人停車場(私家車)(為期三年)

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

(b) Effective period of permission applied for  
申請的許可有效期☒ year(s) 年 ..... 3 .....☐ month(s) 個月 .....**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 ..... 554.95 .....sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 ..... NA .....sq.m ☐ About 約

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

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

NA .....

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 ..... 18 (5m x 2.5m) .....

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) .....

[illegible]

	<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 or Regulated Areas**  
**位於鄉郊地區或受規管地區臨時用途/發展的許可續期**

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(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）。

1. 申請位置位于沙頭角大塘湖，整個大塘湖並沒有公眾停車場，村民只靠村內的私人土地停泊車輛，村內車位並不足夠。
2. 大塘湖村居民日漸增加，車位需求相對增加。
3. 由於車位不足，有部份車輛會停泊於鄉村車路旁，對村民會構成影響。
4. 申請位置只停泊私家車，其他類型車輛不得停泊。
5. 申請位置只提供給村民停泊，外來人士不得停泊，亦不設時租。
6. 申請位置現有一條車路連接，而場內車路約4.5m闊，足夠車輛流暢地出入。
7. 由於申請位置只給村民使用，因此場地不會作出圍封，亦不需要設置閘口。
8. 申請位置星期一至日，全日 24 小時開放，包括公眾假期。
9. 申請位置不涉斬樹、填土及挖掘工程，因此不會影響環境。

**8. Declaration 聲明**

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

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

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

Signature  
簽署

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

PANG HING YEUN

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
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

05/11/2024

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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



## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	D.D. 46 Lot 57 (Part), Tai Tong Wu, Sha Tau Kok, New Territories. 新界沙頭角丈量約份第46約地段第57號(部份)	
Site area 地盤面積	554.95	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	Approved Man Uk Pin Outline Zoning Plan No. S/NE-MUP/11 萬屋邊分區計劃大綱核准圖編號 S/NE-MUP/11	
Zoning 地帶	Village Type Development 鄉村式發展	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	Temporary Private Car Park (Private Car) For a period of 3 years 臨時私人停車場(私家車)(為期三年)	

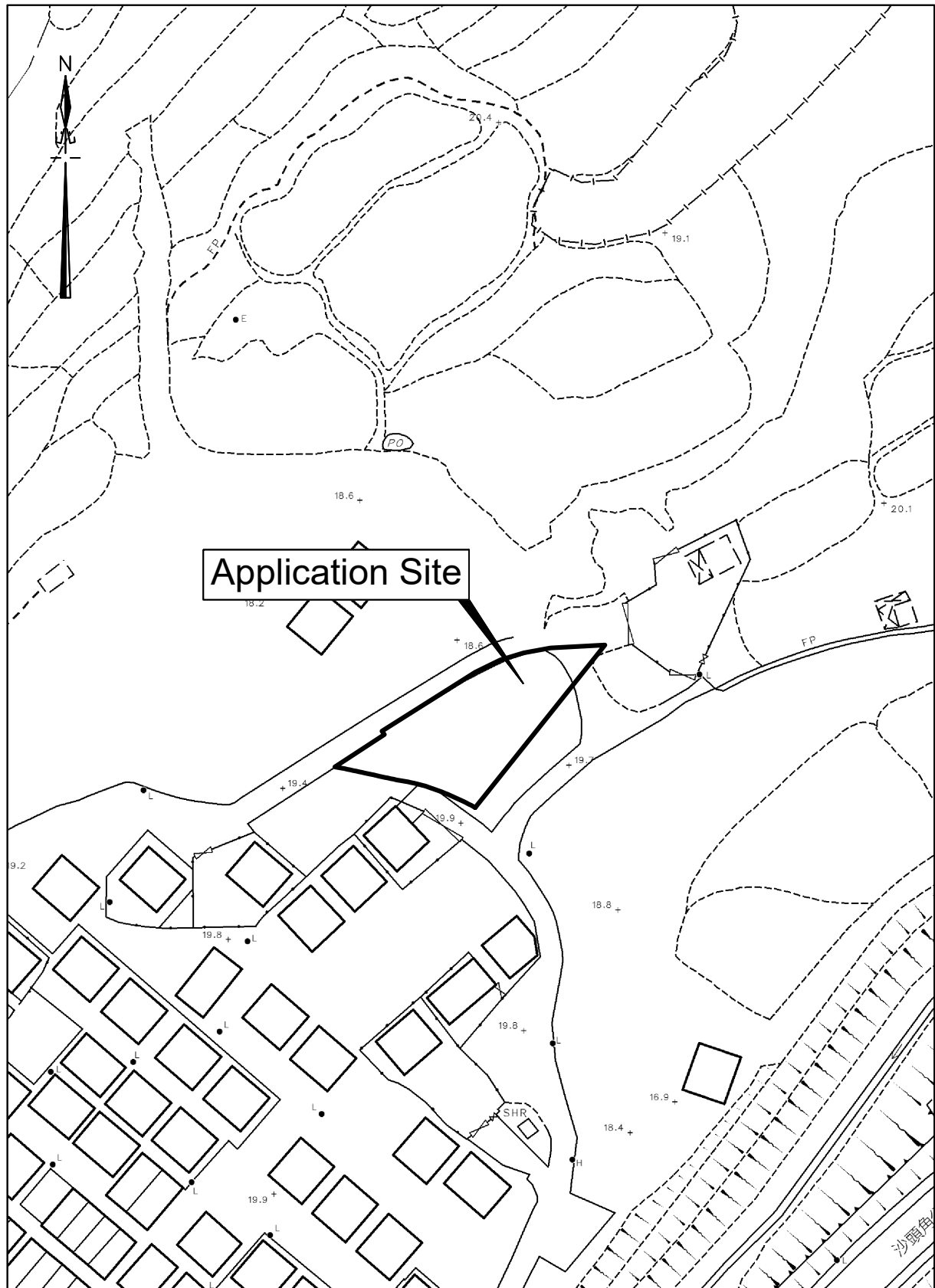
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<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> <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)	
(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) _____ _____		18  18 (5m x 2.5m)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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 checked="" type="checkbox"/>
Location Plan & Access Plan		
<b>Reports 報告書</b>		
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"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

# LOCATION PLAN

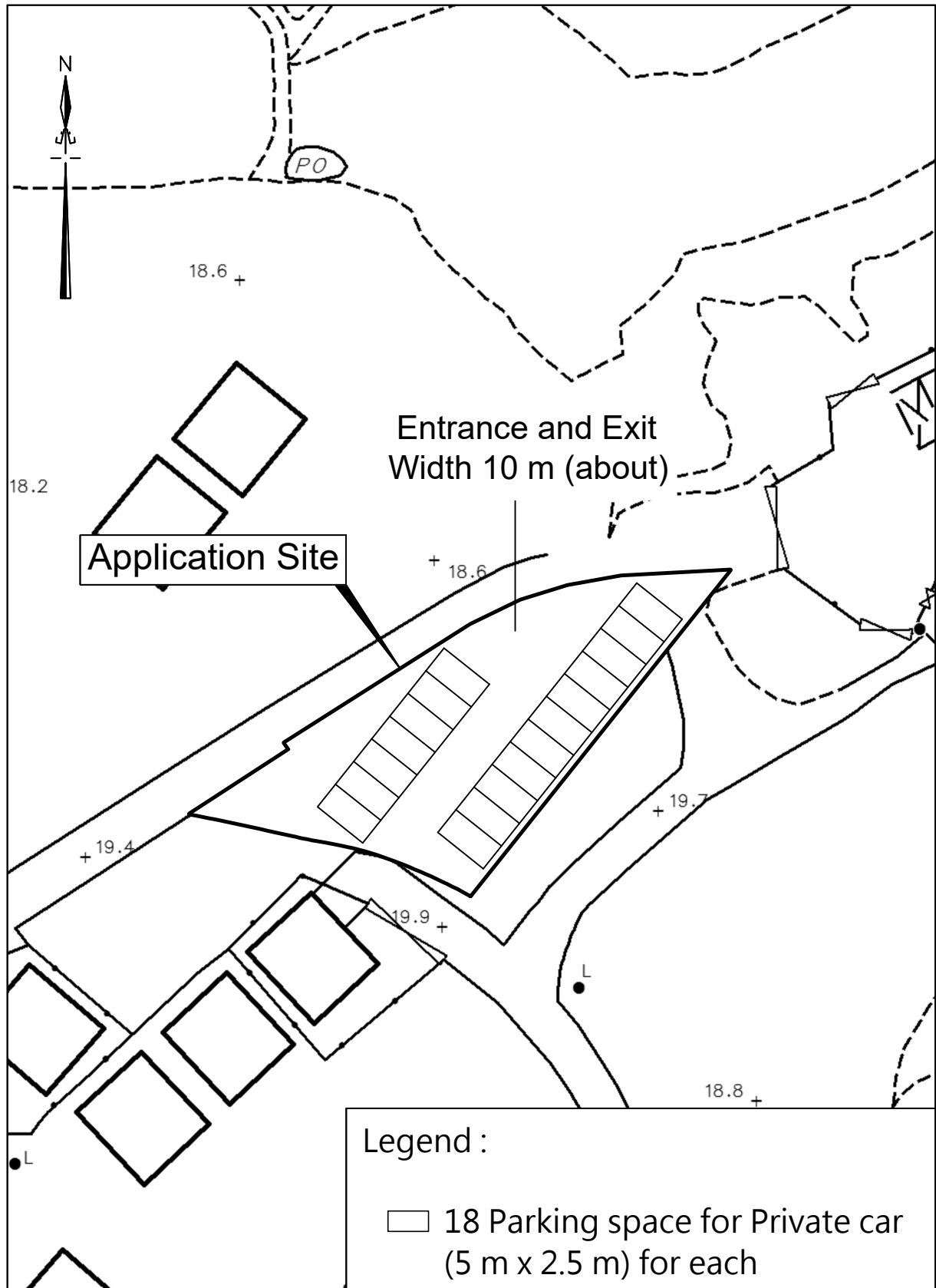


Scale : 1 : 1000

Survey Sheet No. : 3-NW-25C

Date : November 2024

# LAYOUT PLAN



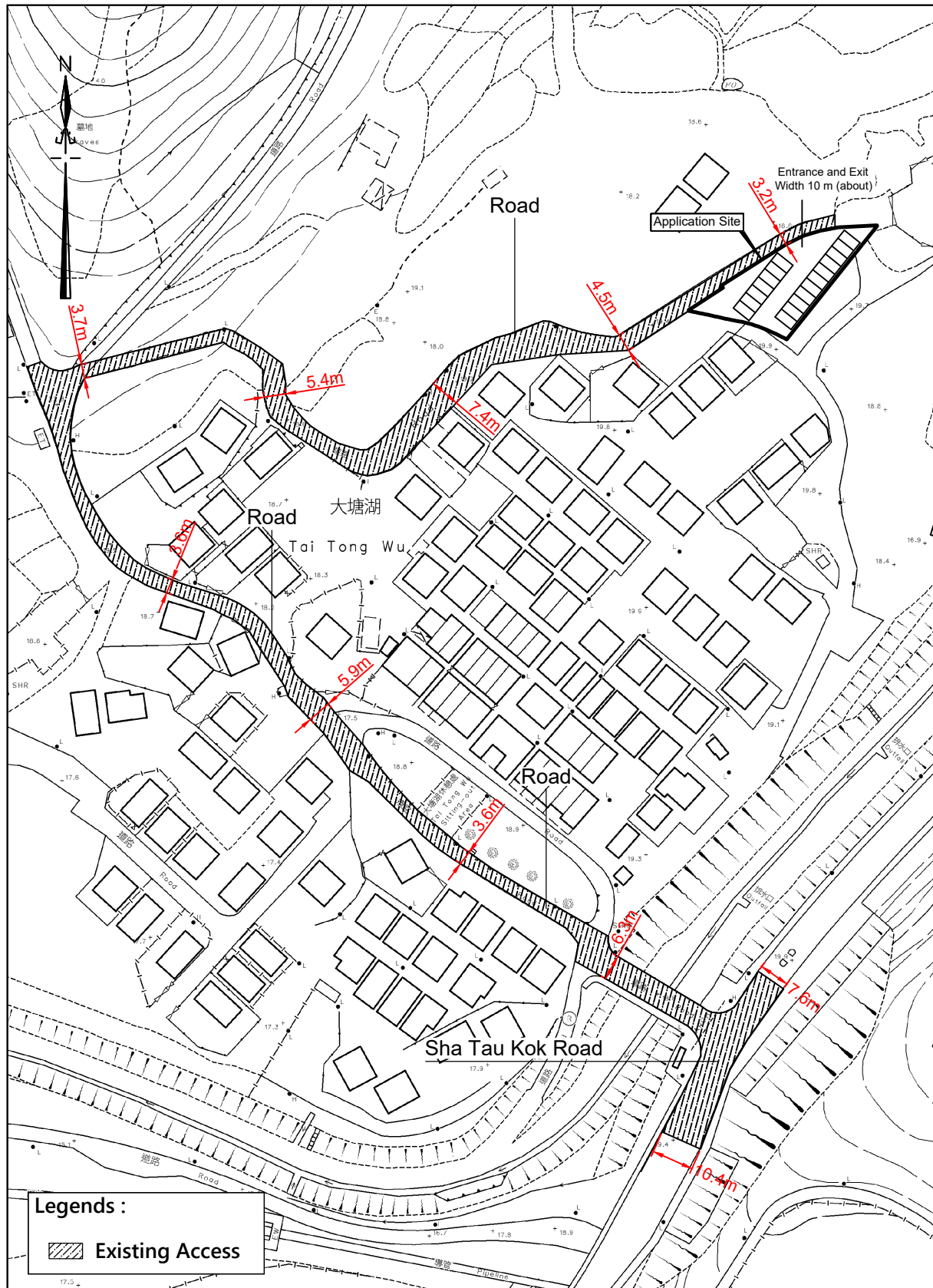
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Survey Sheet No. : 3-NW-25C

Date : November 2024



# ACCESS PLAN



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

**Timothy Wai Pui WU/PLAND**

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寄件者: pang hingyeun [REDACTED]  
寄件日期: 2025年01月13日星期一 0:24  
收件者: Timothy Wai Pui WU/PLAND  
主旨: D.D. 46 Lot 57 Revised Form  
附件: P.7 D.D.46 Lot 57.pdf

從 [Outlook](#)傳送

**7. Justifications 理由**

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

1. 申請位置位于沙頭角大塘湖，整個大塘湖並沒有公眾停車場，村民只靠村內的私人土地停泊車輛，村內車位並不足夠。
2. 大塘湖村居民日漸增加，車位需求相對增加。
3. 由於車位不足，有部份車輛會停泊於鄉村車路旁，對村民會構成影響。
4. 申請位置只停泊私家車，其他類型車輛不得停泊。
5. 申請位置只提供給村民停泊，外來人士不得停泊，亦不設時租。
6. 申請位置現有一條車路連接，該車路闊約3.6m至7.4m。
7. 由於申請位置只給村民使用，因此場地不會作出圍封，亦不需要設置閘口。
8. 申請位置星期一至日，全日 24 小時開放，包括公眾假期。
9. 申請位置不涉斬樹、填土及挖掘工程，因此不會影響環境。

**Timothy Wai Pui WU/PLAND**

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寄件者: pang hingyeun [REDACTED]  
寄件日期: 2025年01月14日星期二 23:01  
收件者: Timothy Wai Pui WU/PLAND  
主旨: 回覆: Comment on MUP/210  
附件: Departments Comments.pdf  
  
類別: Internet Email

Dear Mr Wu,

Please find the enclosed documents for reply to departments comments.  
Thank You !

Regards,  
H.Y.Pang

從 [Outlook](#) 傳送

---

寄件者: Timothy Wai Pui WU/PLAND <twpwu@pland.gov.hk>  
寄件日期: 2025 年 1 月 6 日 15:54  
收件者: pang hingyeun [REDACTED]  
副本: Brian Ching Hong CHAN/PLAND <[REDACTED]>  
主旨: Comment on MUP/210

Dear Mr. Pang,

Please find the following comments from TD and FSD.

Comments from TD:

1. The applicant should advise and substantiate the traffic generation from and attraction to the site and the traffic impact to the nearby road links and junctions;
2. The applicant should advise the width of the vehicular access points to the site and illustrate them on the layout plan;
3. The applicant shall demonstrate the satisfactory maneuvering of the vehicles entering and exiting the subject site, maneuvering within the subject site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis;
4. The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and
5. The proposed vehicular access between Sha Tau Kok Road (Wo Hang) and the application site is not managed by TD. The applicant should seek comments from the responsible party.

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Comments from FSD:

1. Please be informed that I have no objection in principle to the proposal subject to fire service installations and water supplies for firefighting being provided to the satisfaction of the Director of Fire Services.
2. In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to this Department for approval. In addition, the applicant should also be advised on the following points:
  - i) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
  - ii) The location of where the proposed FSI to be installed should be clearly marked on the layout plans.
3. However, the applicant is reminded that if the proposed structures are 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. If there is electric vehicle charging station involved, the *[See attachment "Requirement of Fireman's Emergency Switch.pdf"]* is appended below for reference:

Thank you very much.

Regards,  
Timothy WU  
ATP/N6, PlanD  
Tel: 2158-6031



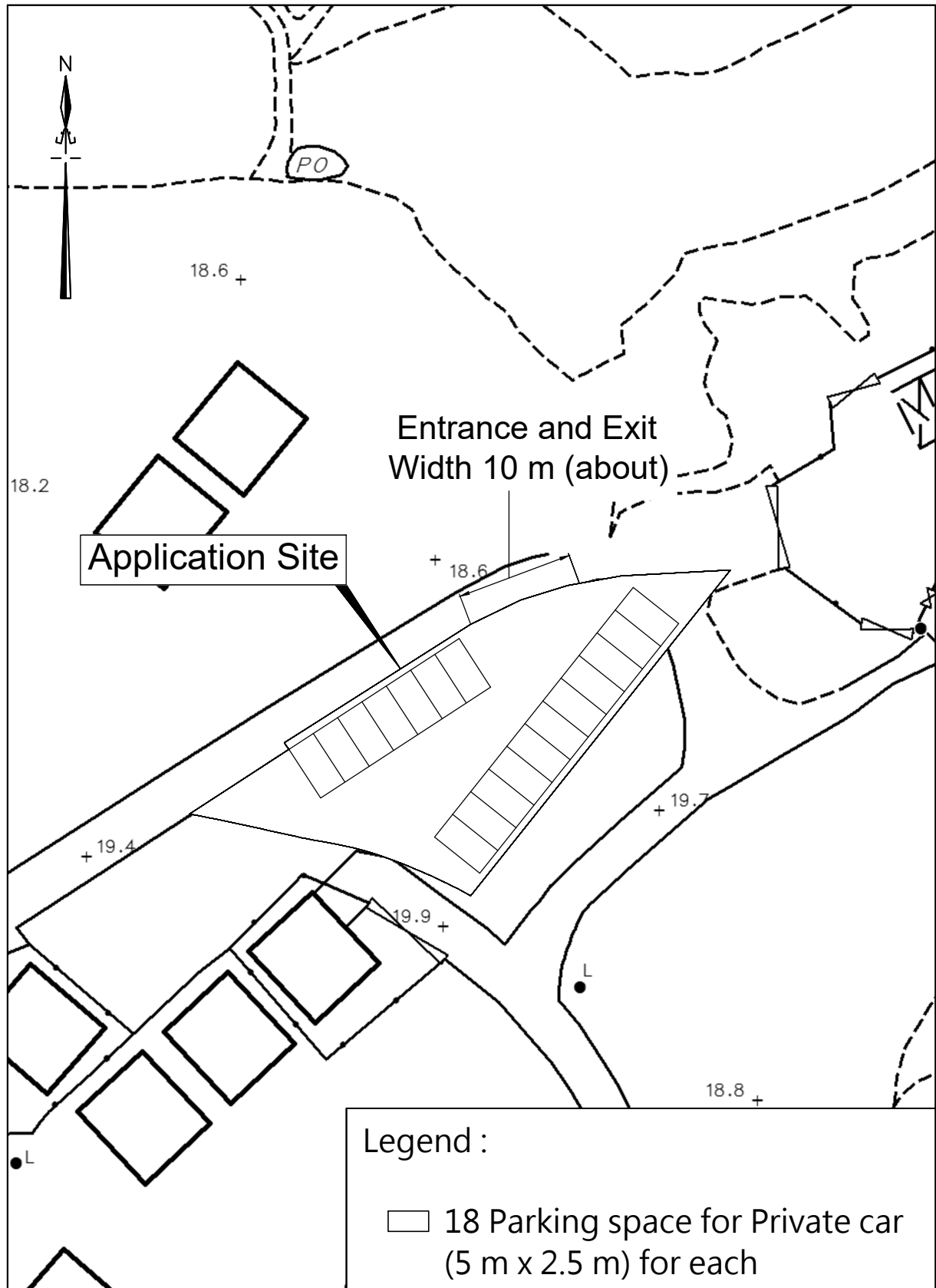
### **We reply to TD's comments**

1. 1. The section of the Sha Tau Kok Road area and the village road at the application site are not busy road sections. A left turn at the village road leads directly to the highway, providing access to various locations, while a right turn goes through Sha Tau Kok Road to Fanling. Therefore, there are sufficient road sections available for traffic diversion, which will not affect the traffic in the village and nearby areas. The parking spaces at the application site are designated solely for local residents and monthly rental only, there are not available for hourly rental, so the traffic flow will be limited to vehicles from the area. Currently, the daily vehicle flow in this section is approximately 12-15 trips, and if we are granted approval, it will increase to about 20-25 trips per day.
2. The width of the entrance and exit of our site is approximately 10 meters. Please refer to the layout plan.
3. Please refer to the routing plan.
4. We will install warning signs at the entrance to remind pedestrians to be aware of vehicle entry and exit to ensure pedestrian safety.
5. We will seek comments from the responsible party.

### **We reply to FSD's comments**

Please refer to the Proposed Fire Service Installation.

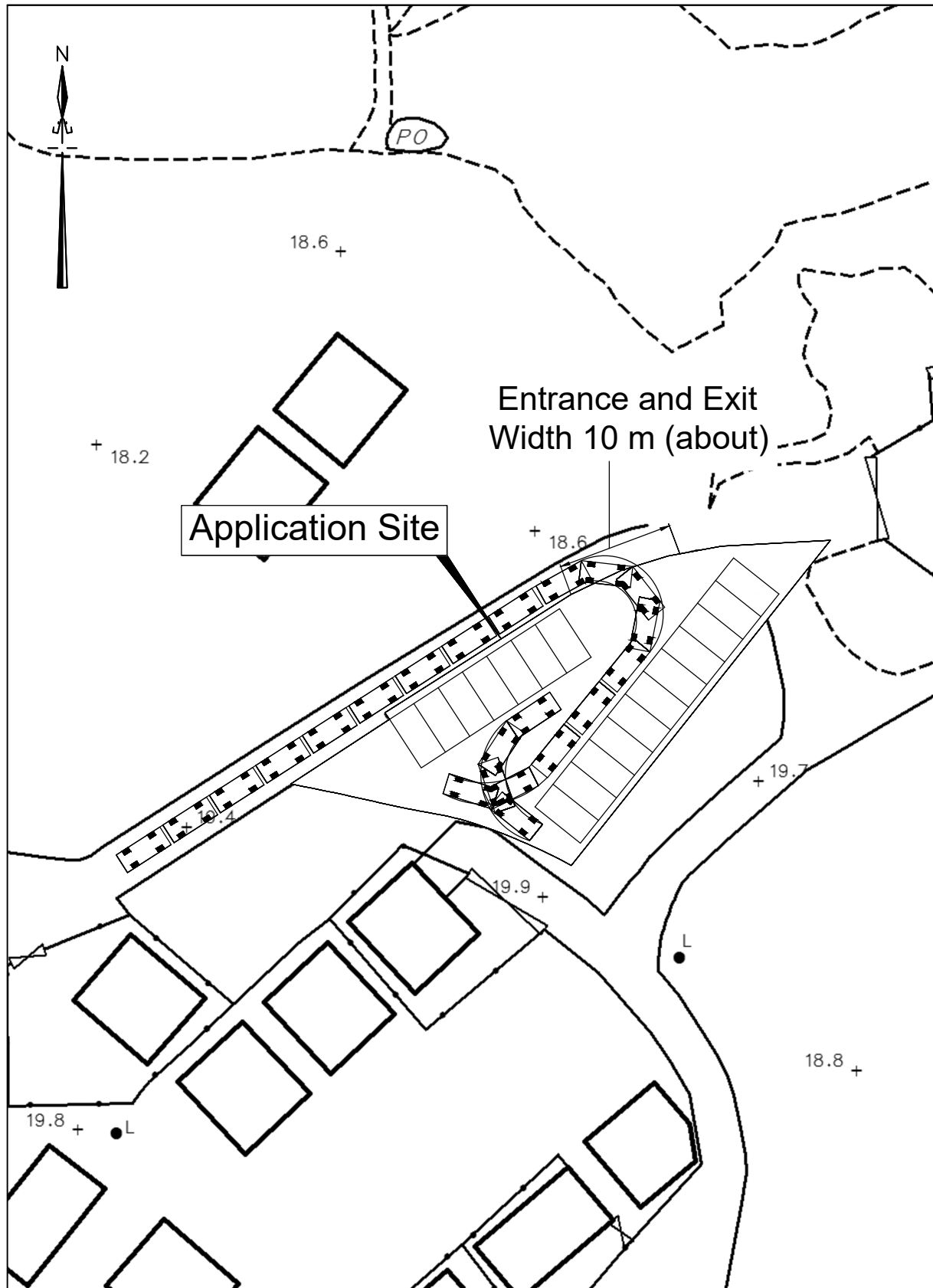
# LAYOUT PLAN



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

Scale : 1 : 500  
Survey Sheet No. : 3-NW-25C  
Date : November 2024

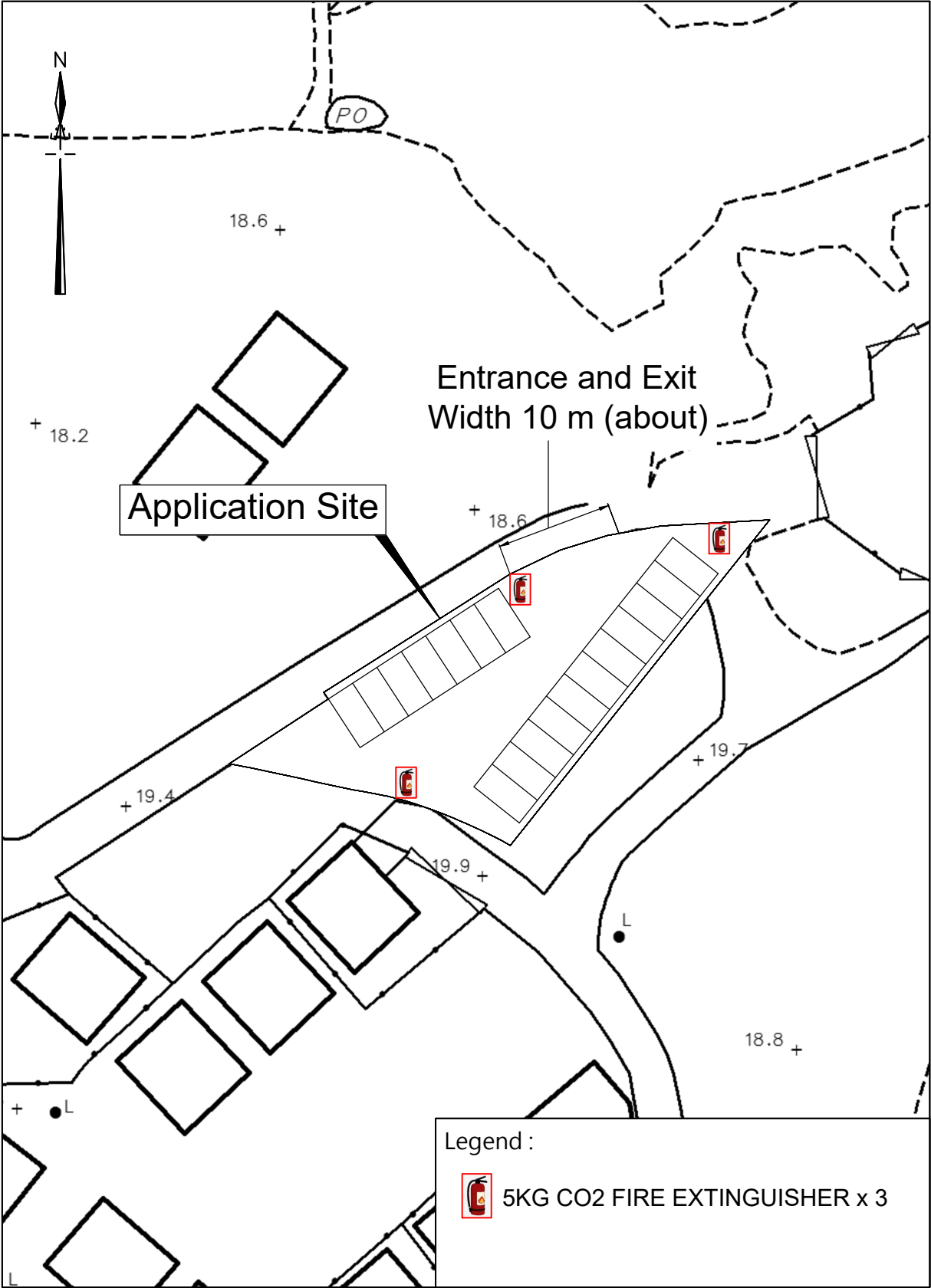
# ROUTING PLAN



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

Scale : 1 : 500  
Survey Sheet No. : 3-NW-25C  
Date : January 2025

# Proposed Fire Service Installation



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

Scale : 1 : 500  
Survey Sheet No. : 3-NW-25C  
Date : January 2025

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Timothy Wai Pui WU/PLAND

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寄件者: pang hingyeun <[REDACTED]>  
寄件日期: 2025年02月07日星期五 15:15  
收件者: Timothy Wai Pui WU/PLAND  
主旨: 回覆: Comment on MUP/210  
附件: D.D. 46 Lot 57.pdf  
類別: Internet Email

Dear Mr Wu,

Please find the enclosed plans for reply TD's comments.  
Thank You !

Regards,  
H.Y.Pang

從 [Outlook](#) 傳送

---

寄件者: Timothy Wai Pui WU/PLAND <twpwu@pland.gov.hk>  
寄件日期: 2025 年 1 月 20 日 12:28  
收件者: pang hingyeun <[REDACTED]>  
主旨: Re: Comment on MUP/210

Dear Mr. Pang,

Please find the following comments from TD:

1. The applicant shall include a demonstration on the satisfactory manoeuvring of vehicles within the subject site and into/out for each of the parking lots, preferably using the swept path analysis
2. The applicant shall provide the setting out (dimension) details on the layout plan. The aisle width appears insufficient for manoeuvring of vehicles.

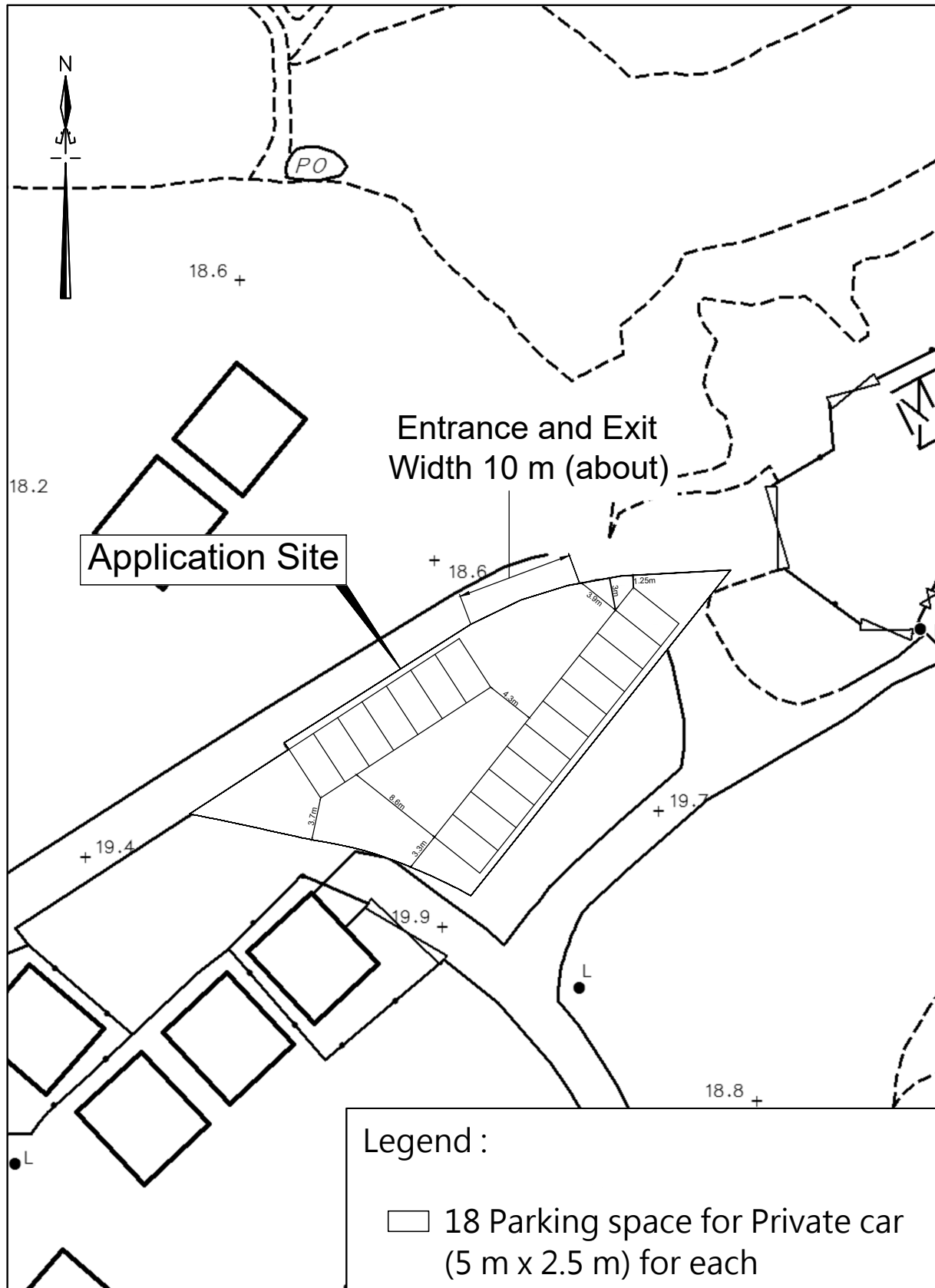
Thank you very much.

Regards,  
Timothy WU  
ATP/N6, PlanD  
Tel: 2158-6031

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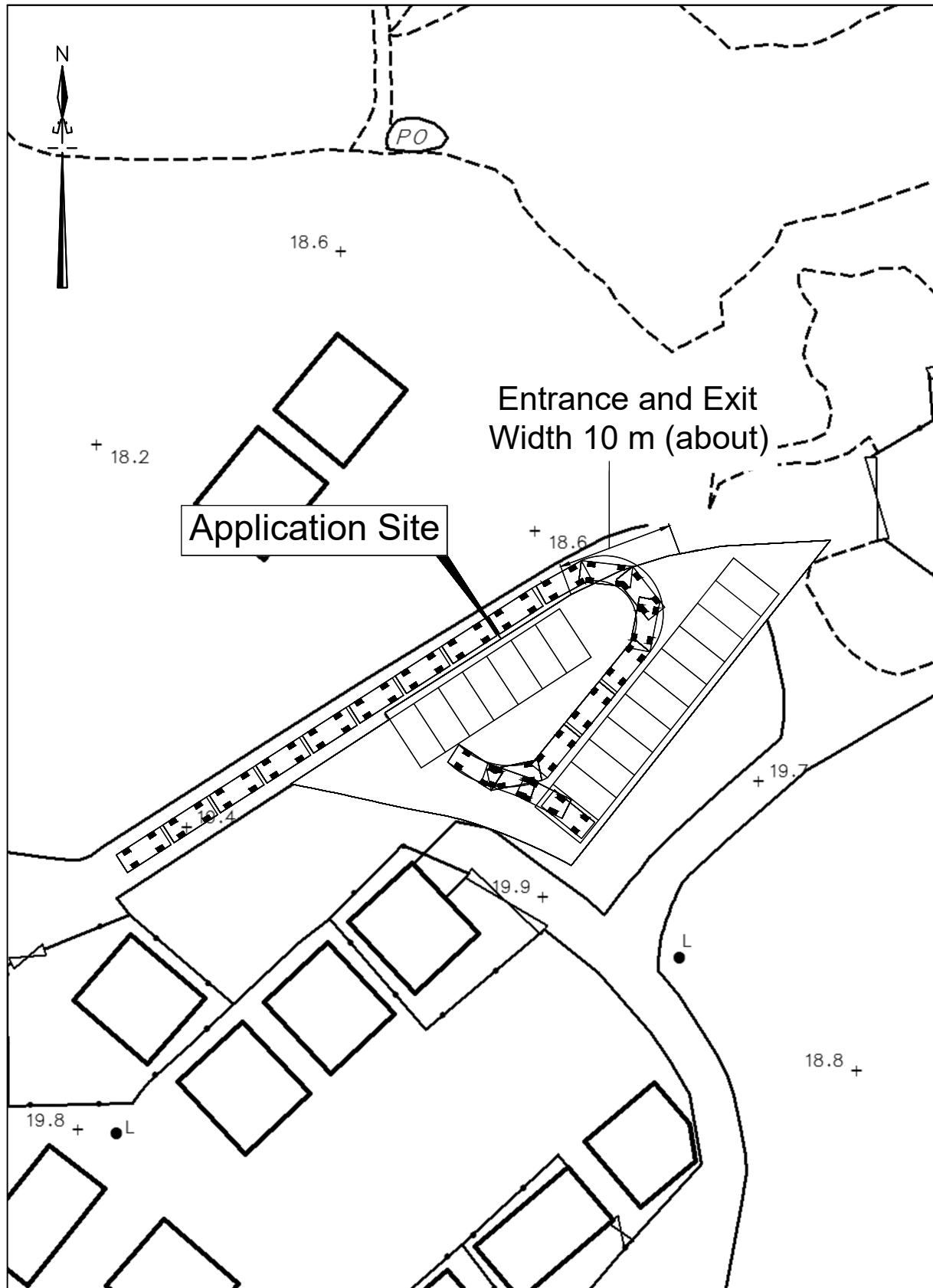
# LAYOUT PLAN



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

Scale : 1 : 500  
Survey Sheet No. : 3-NW-25C  
Date : November 2024

# ROUTING PLAN



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

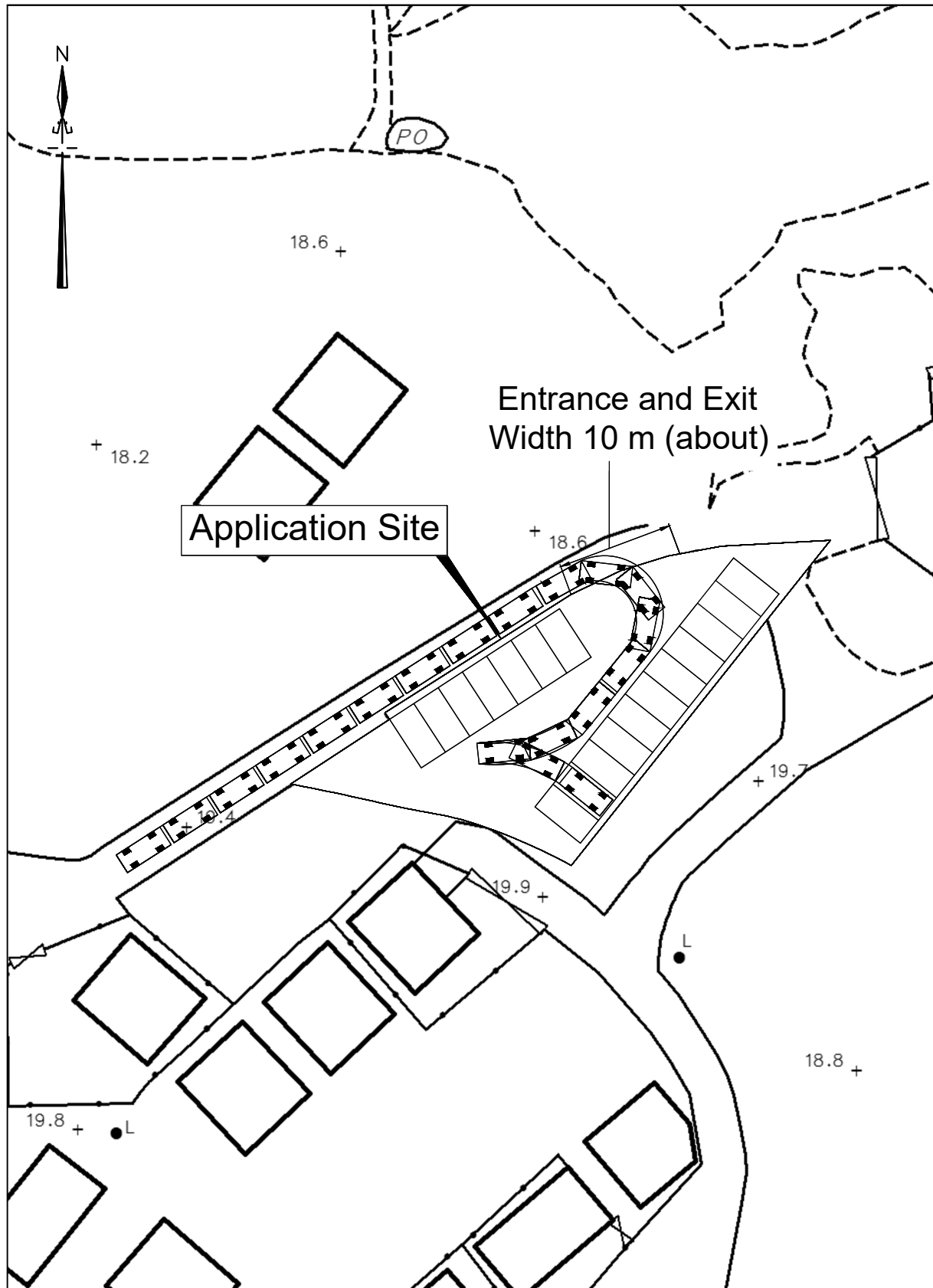
Plan No. : RP/01

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Survey Sheet No. : 3-NW-25C

Date : January 2025

# ROUTING PLAN



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

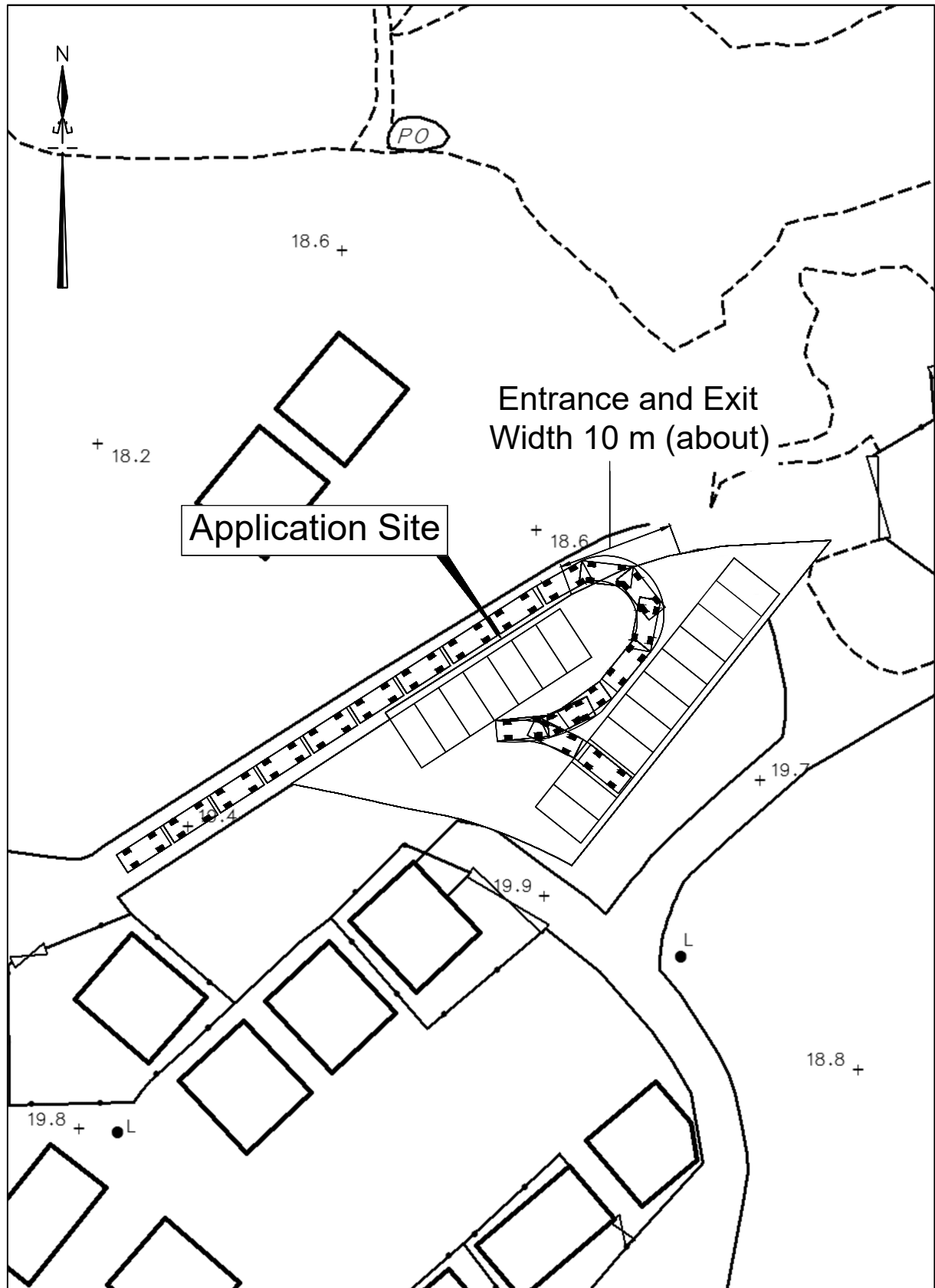
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Survey Sheet No. : 3-NW-25C

Date : January 2025

# ROUTING PLAN



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CHUO WANG SURVEY SERVICES COMPANY

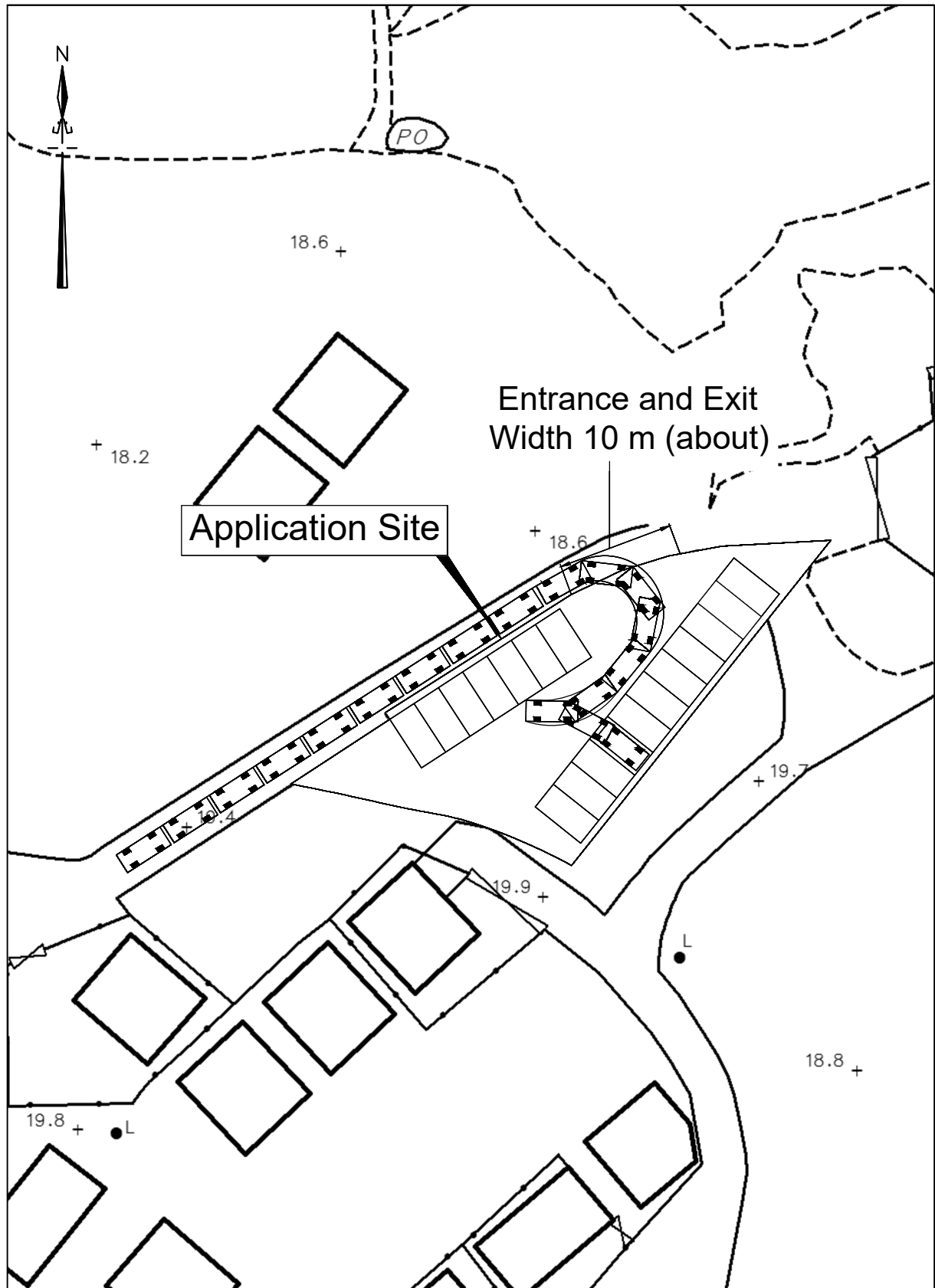
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Survey Sheet No. : 3-NW-25C

Date : January 2025

# ROUTING PLAN



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CHUO WANG SURVEY SERVICES COMPANY

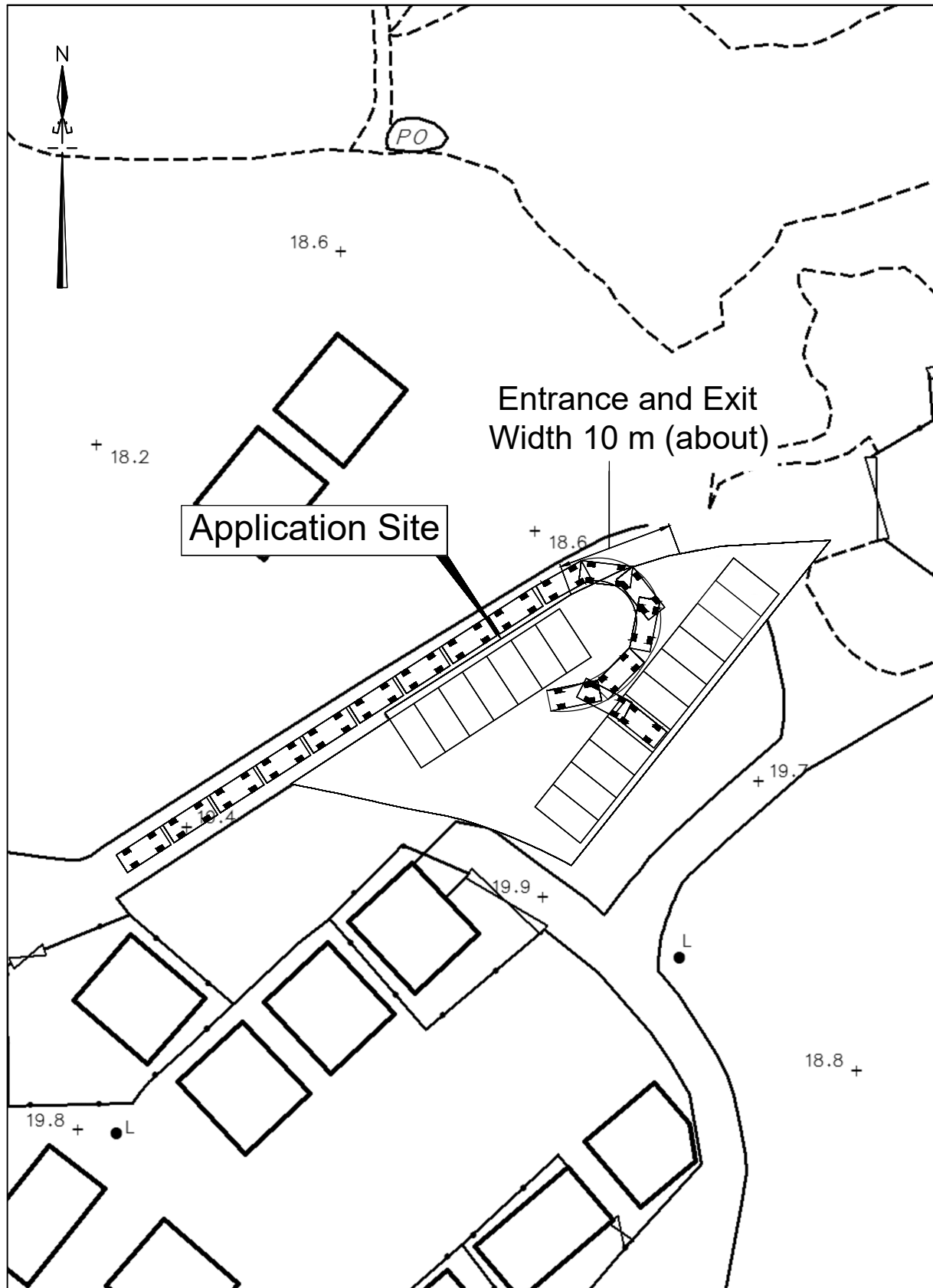
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Survey Sheet No. : 3-NW-25C

Date : January 2025

# ROUTING PLAN



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

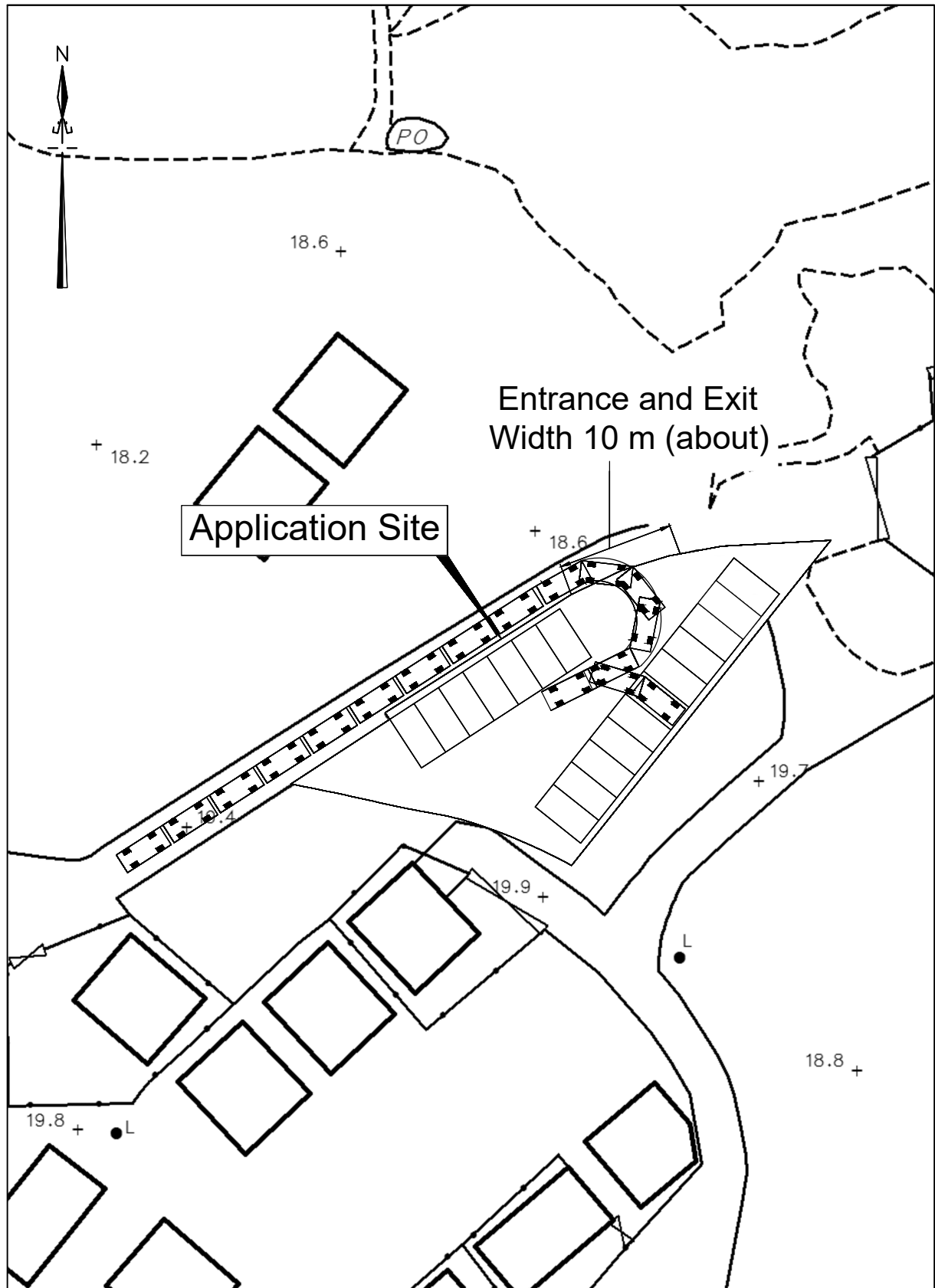
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Survey Sheet No. : 3-NW-25C

Date : January 2025

# ROUTING PLAN



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

Plan No. : RP/06

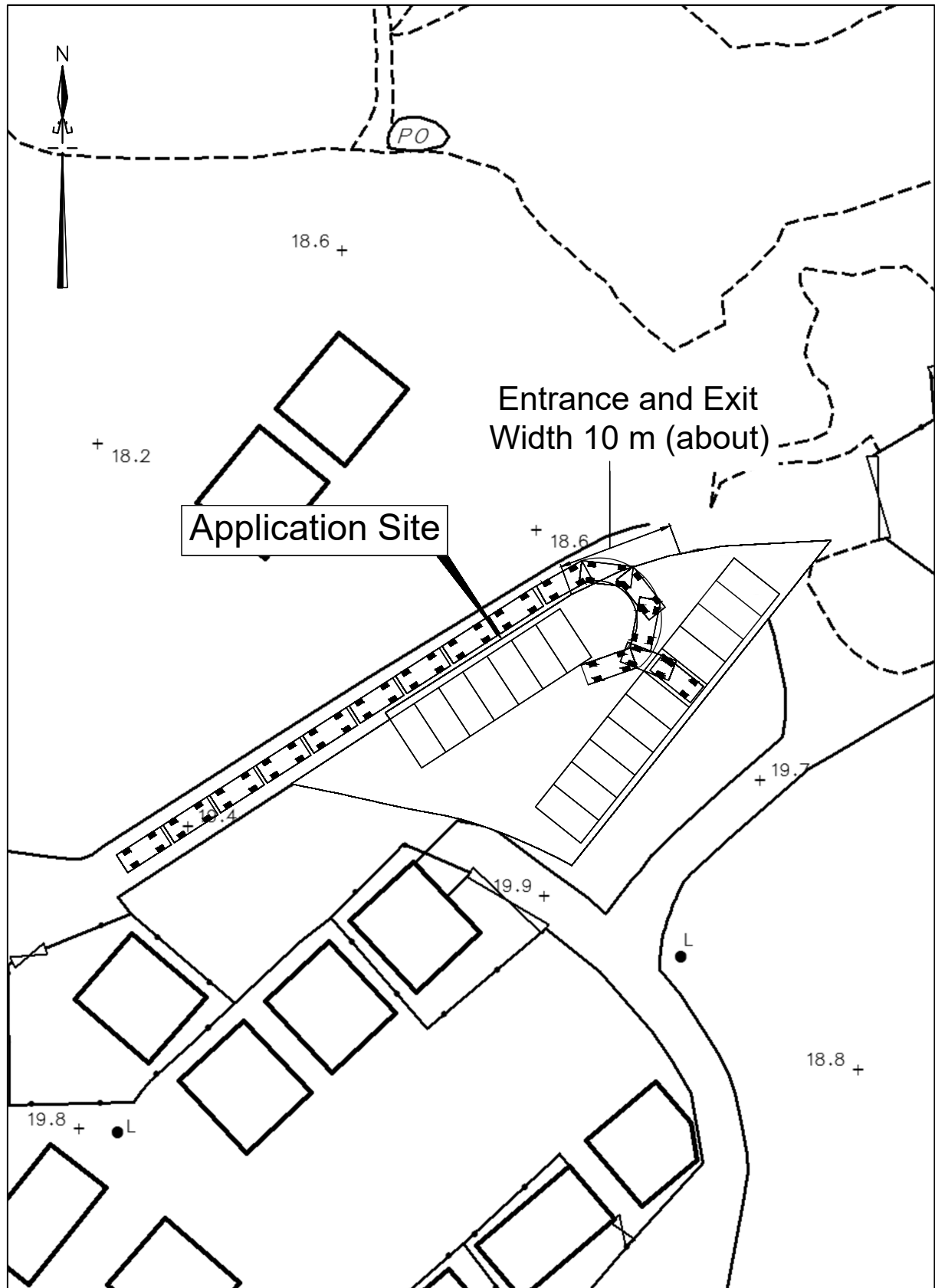
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Survey Sheet No. : 3-NW-25C

Date : January 2025



# ROUTING PLAN



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

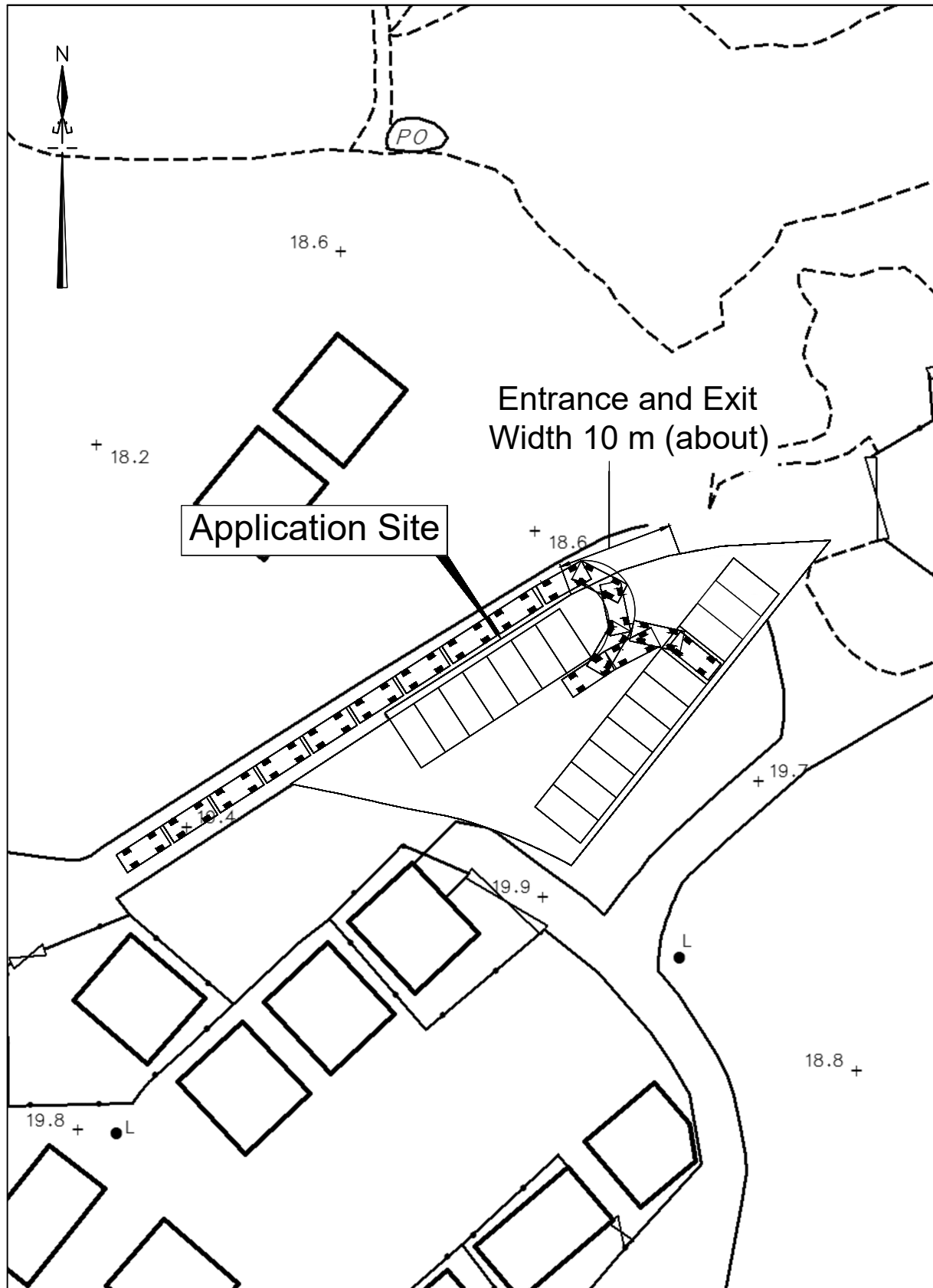
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Survey Sheet No. : 3-NW-25C

Date : January 2025

# ROUTING PLAN



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

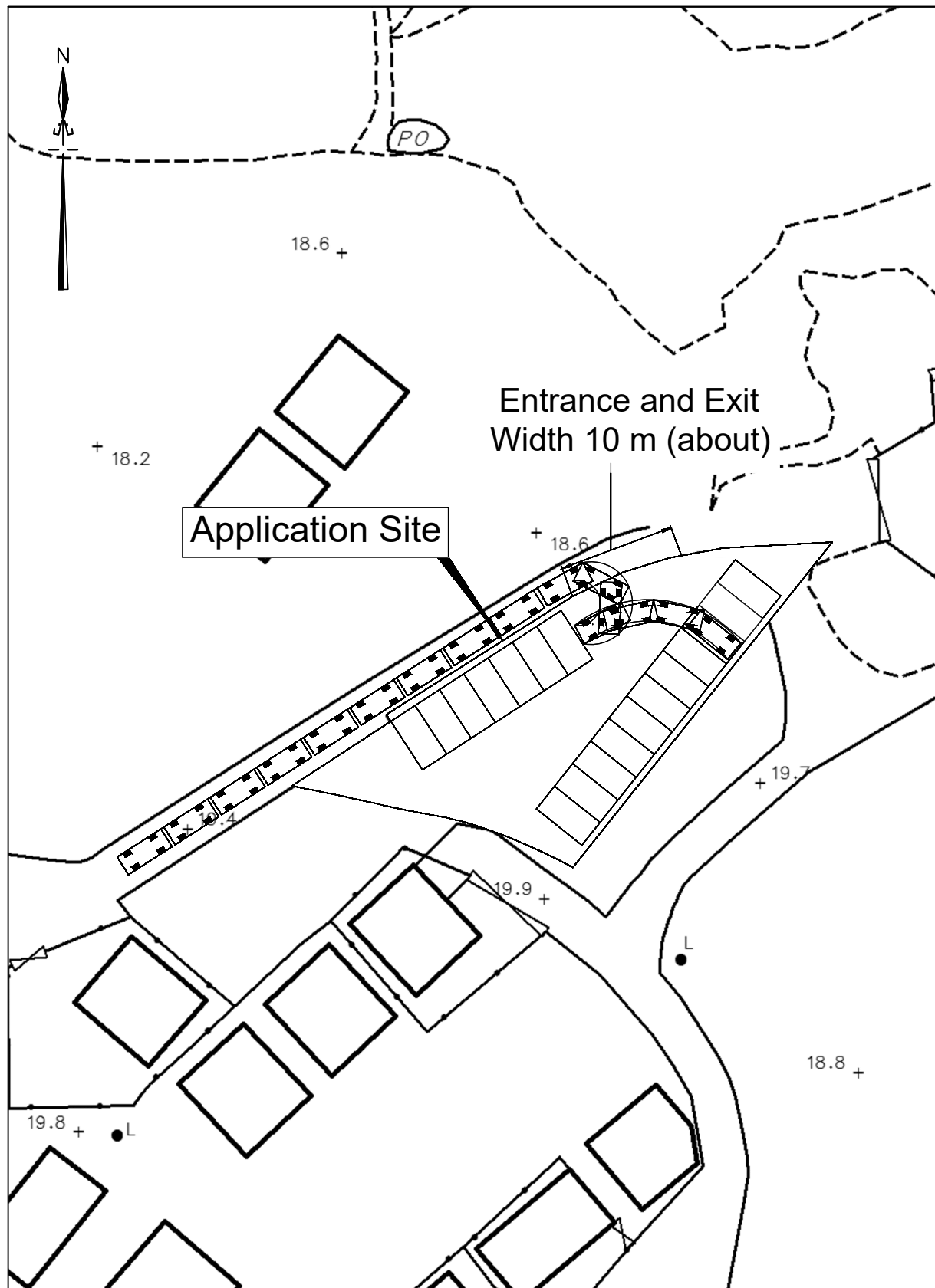
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Survey Sheet No. : 3-NW-25C

Date : January 2025

# ROUTING PLAN



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

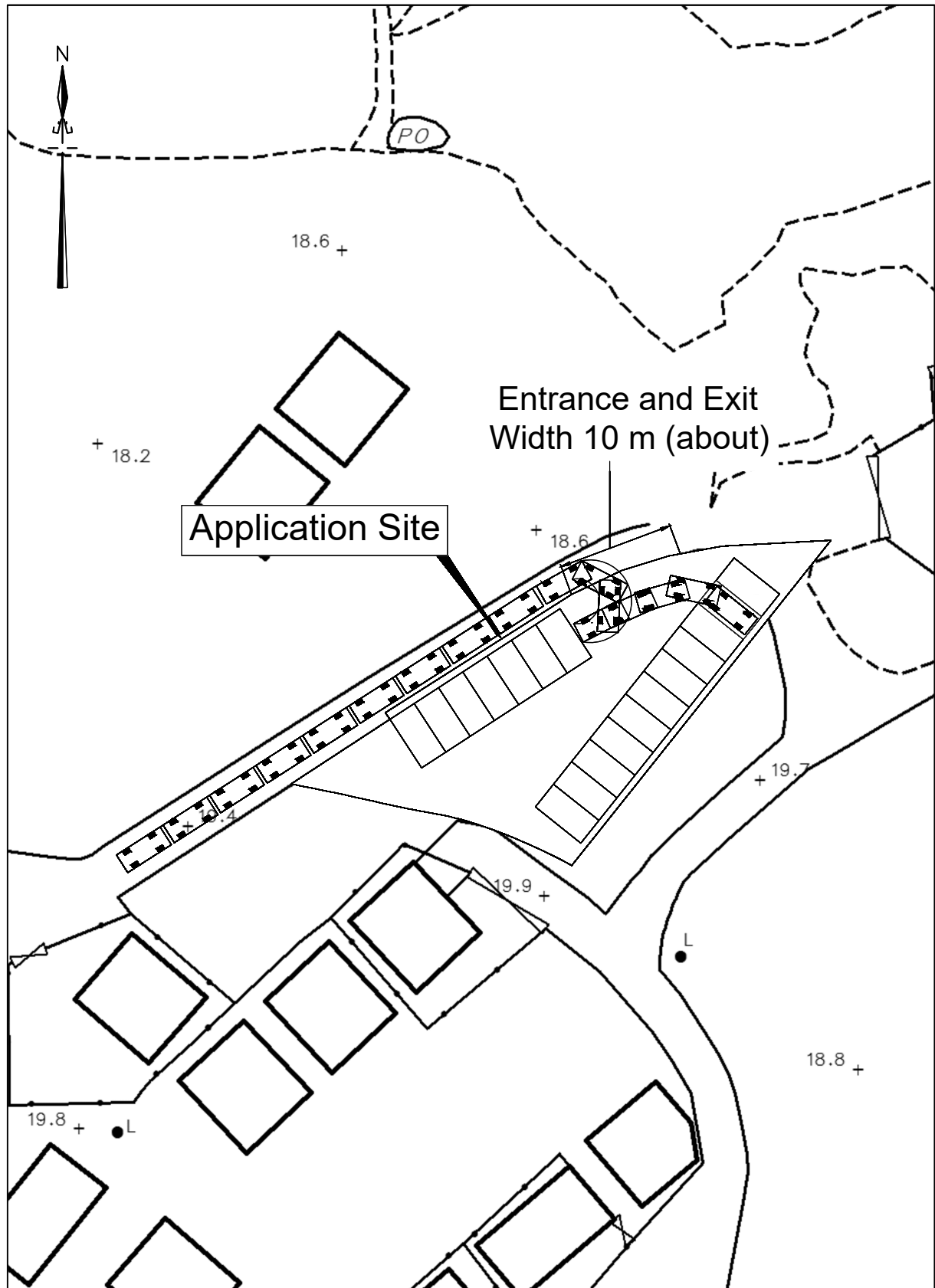
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Survey Sheet No. : 3-NW-25C

Date : January 2025

# ROUTING PLAN



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

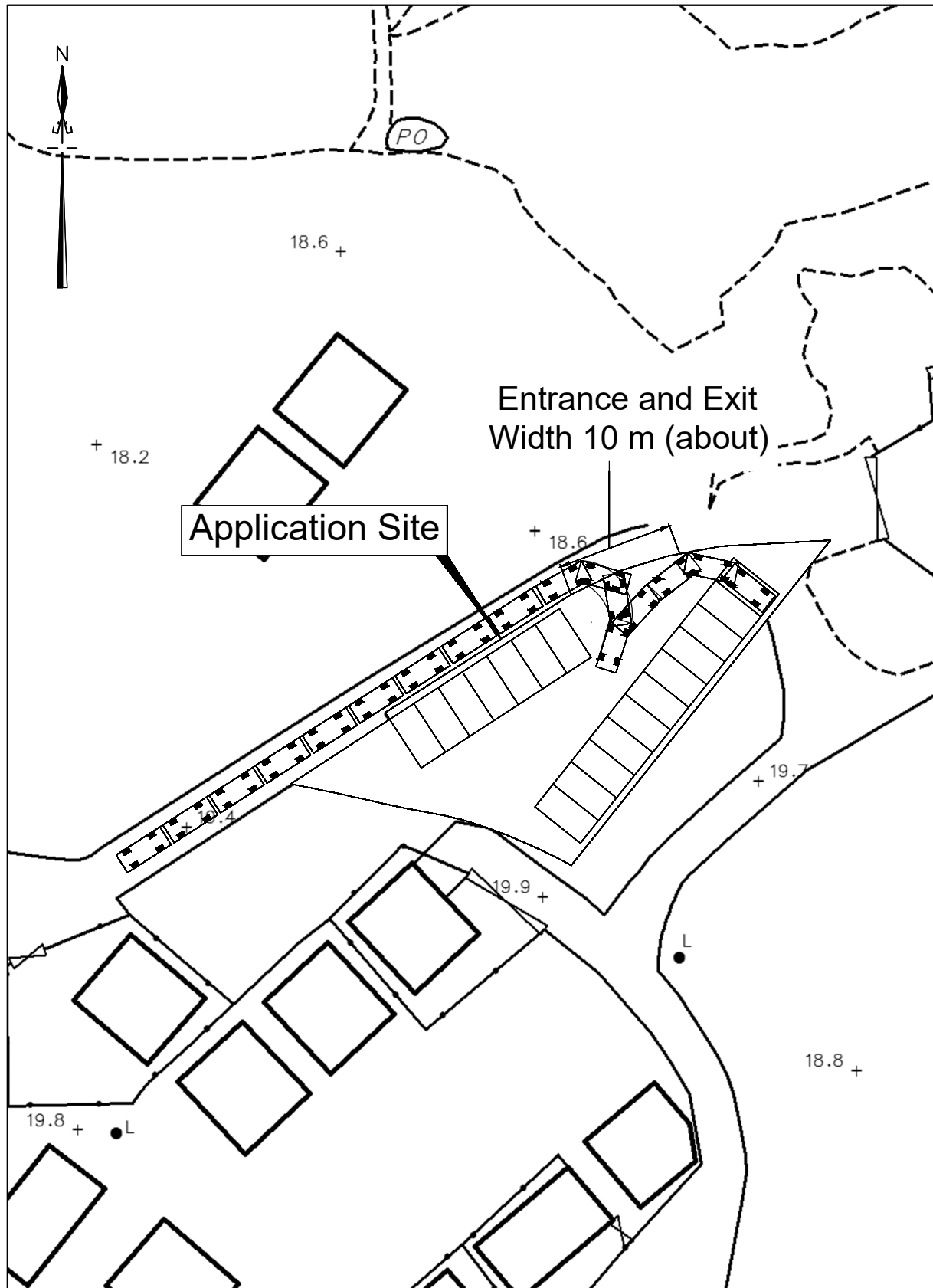
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Survey Sheet No. : 3-NW-25C

Date : January 2025

# ROUTING PLAN



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

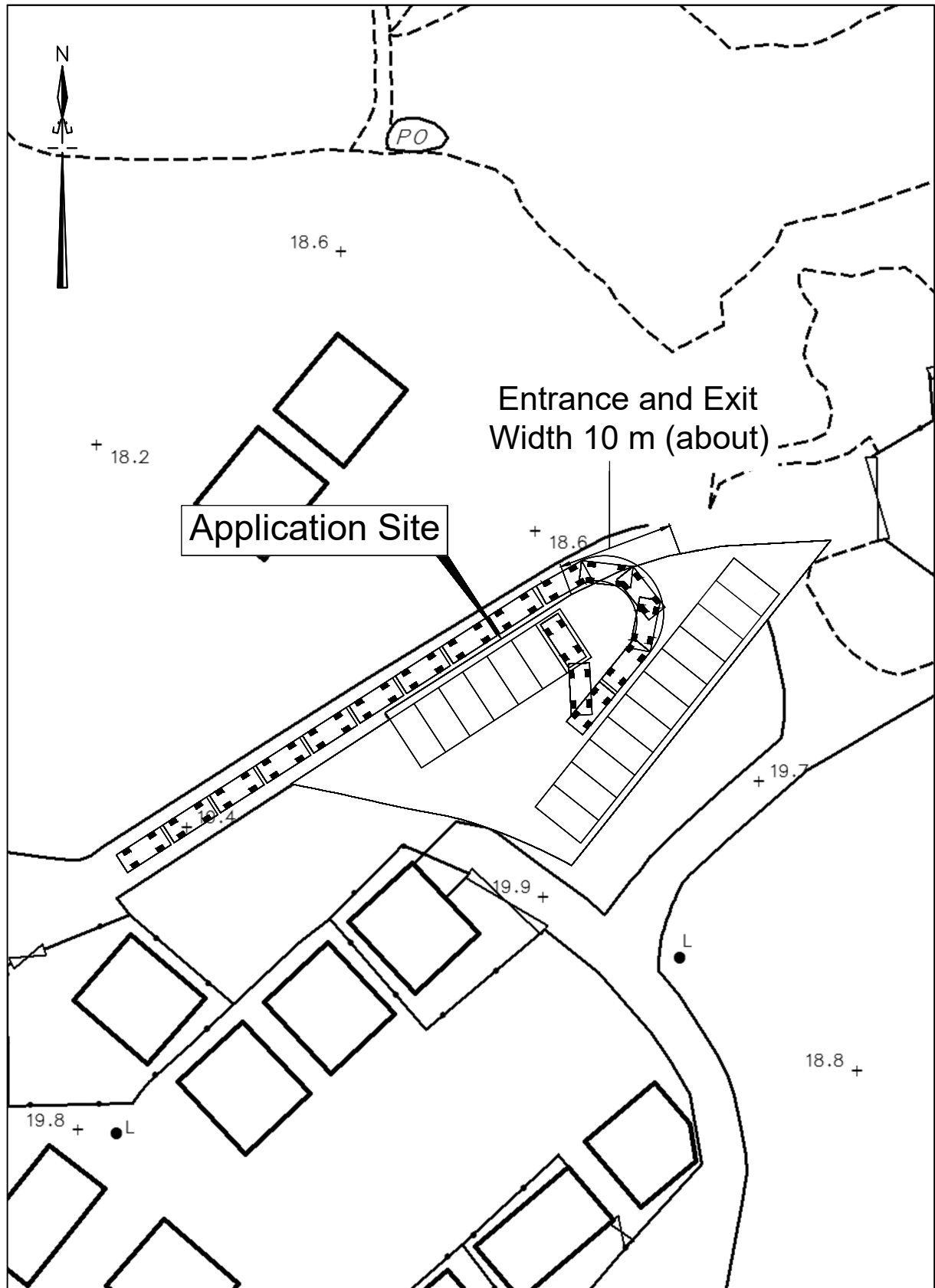
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Survey Sheet No. : 3-NW-25C

Date : January 2025

# ROUTING PLAN



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



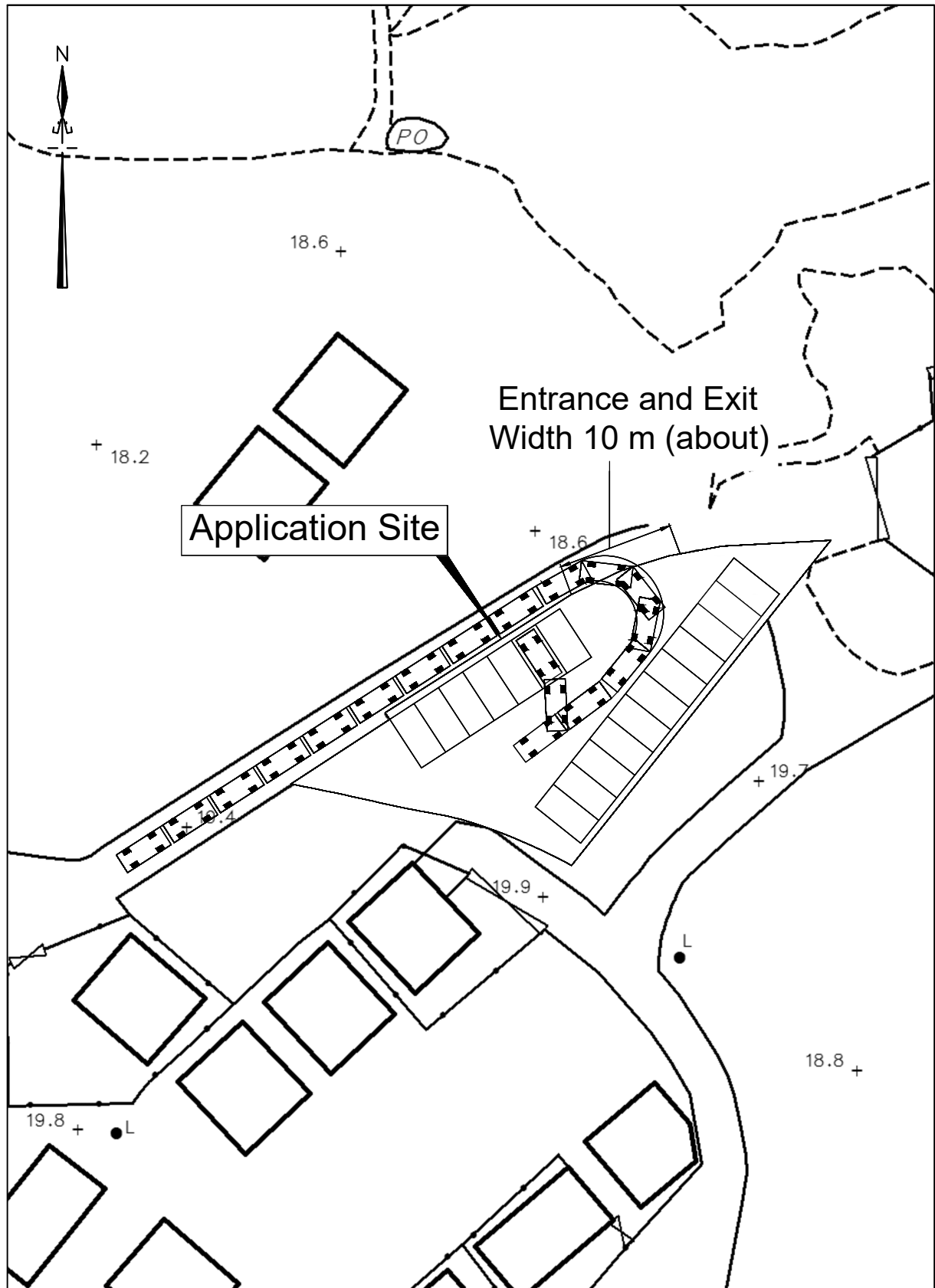
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Scale : 1 : 500

Survey Sheet No. : 3-NW-25C

Date : January 2025

# ROUTING PLAN



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

Plan No. : RP/13

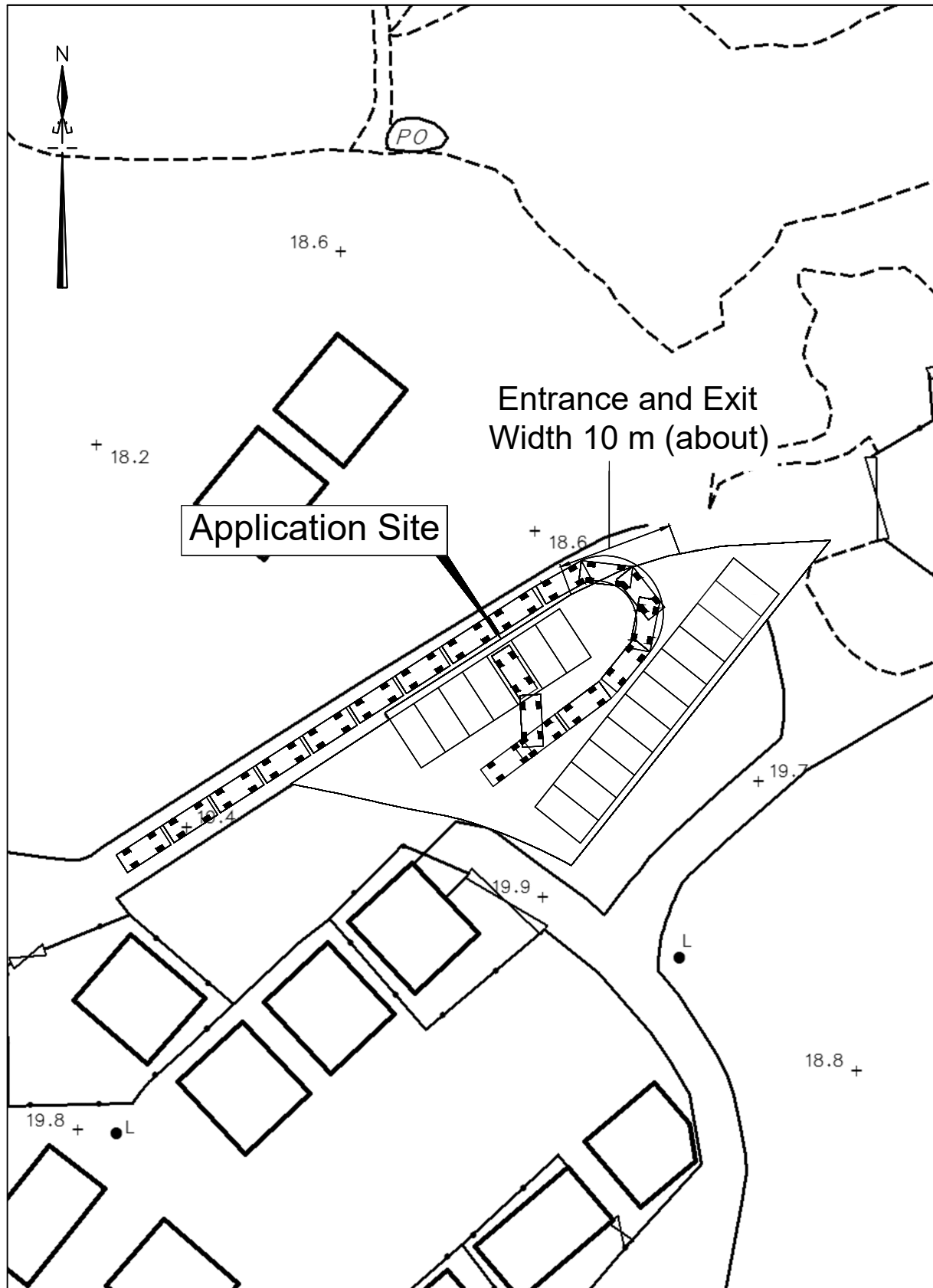
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Survey Sheet No. : 3-NW-25C

Date : January 2025



# ROUTING PLAN



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

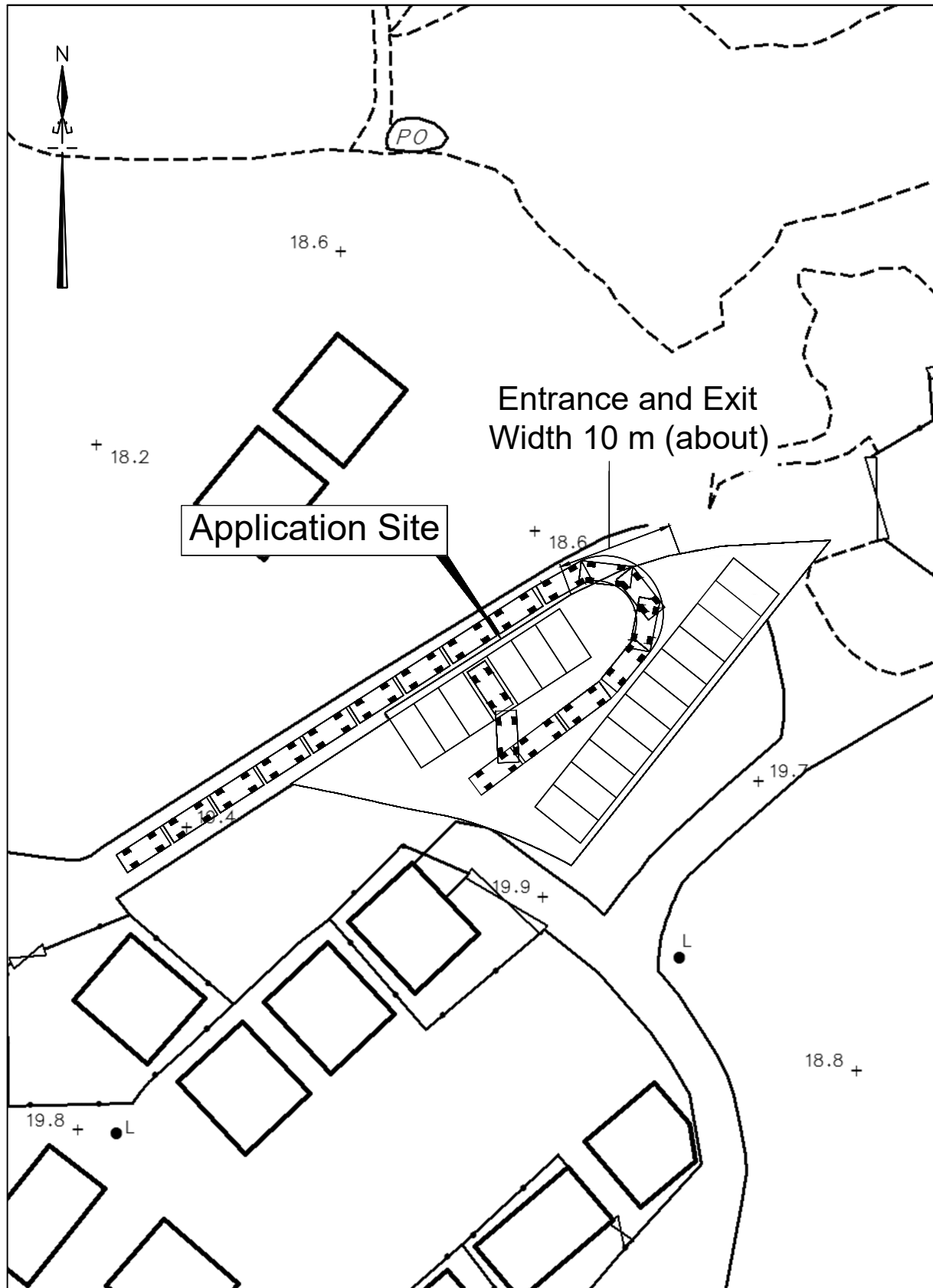
Plan No. : RP/14

Scale : 1 : 500

Survey Sheet No. : 3-NW-25C

Date : January 2025

# ROUTING PLAN



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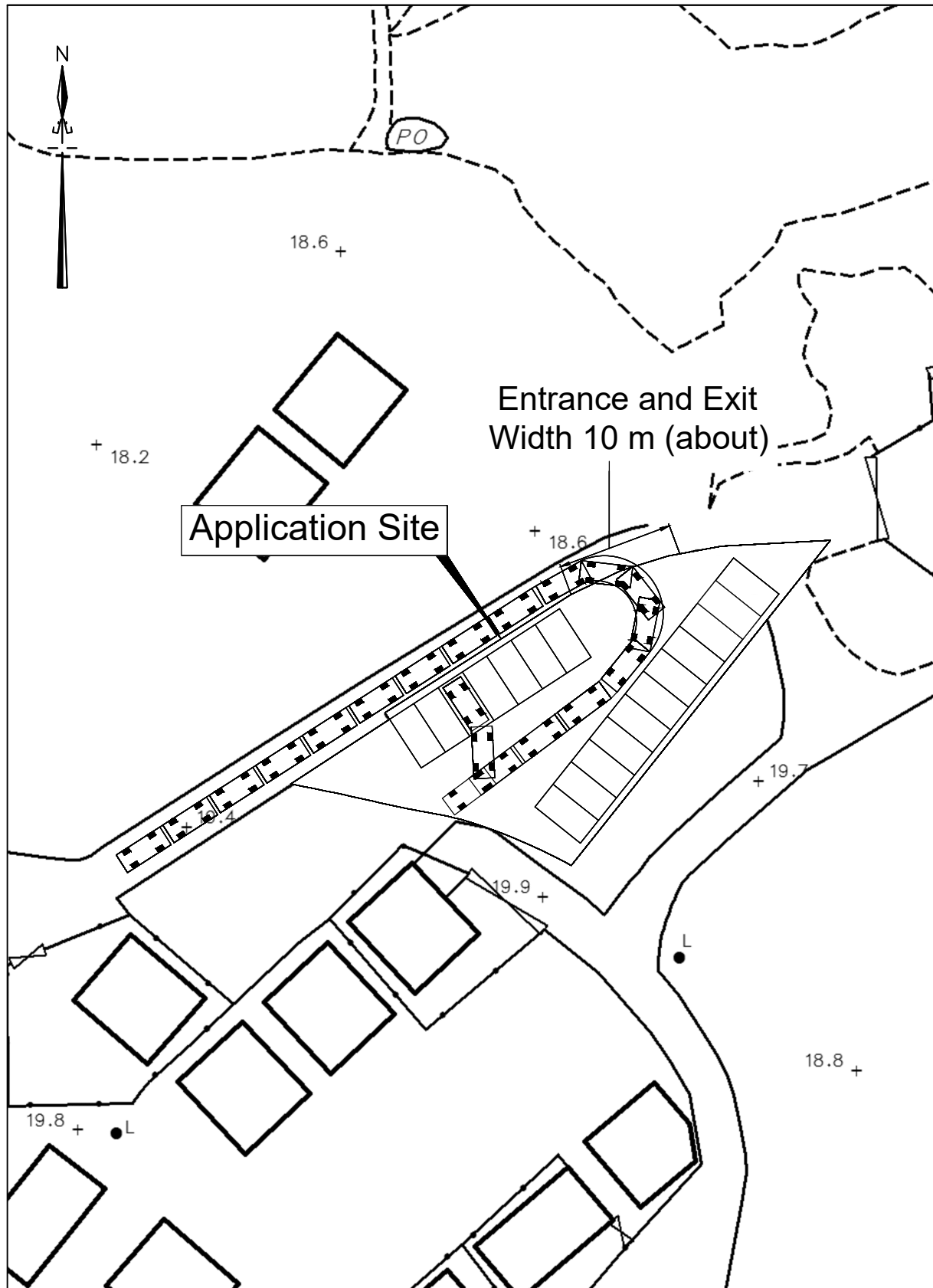
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Scale : 1 : 500

Survey Sheet No. : 3-NW-25C

Date : January 2025

# ROUTING PLAN



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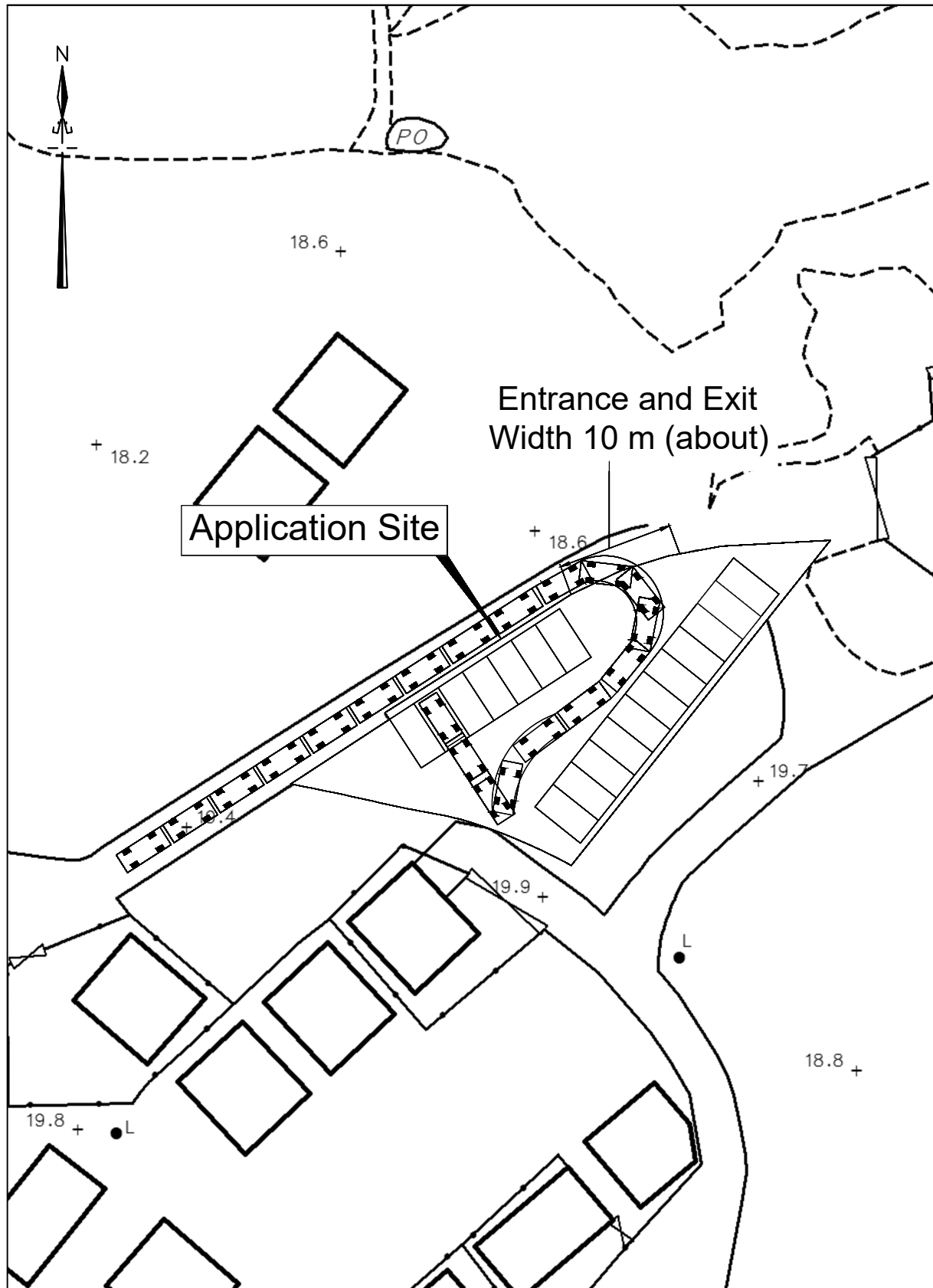
Plan No. : RP/16

Scale : 1 : 500

Survey Sheet No. : 3-NW-25C

Date : January 2025

# ROUTING PLAN



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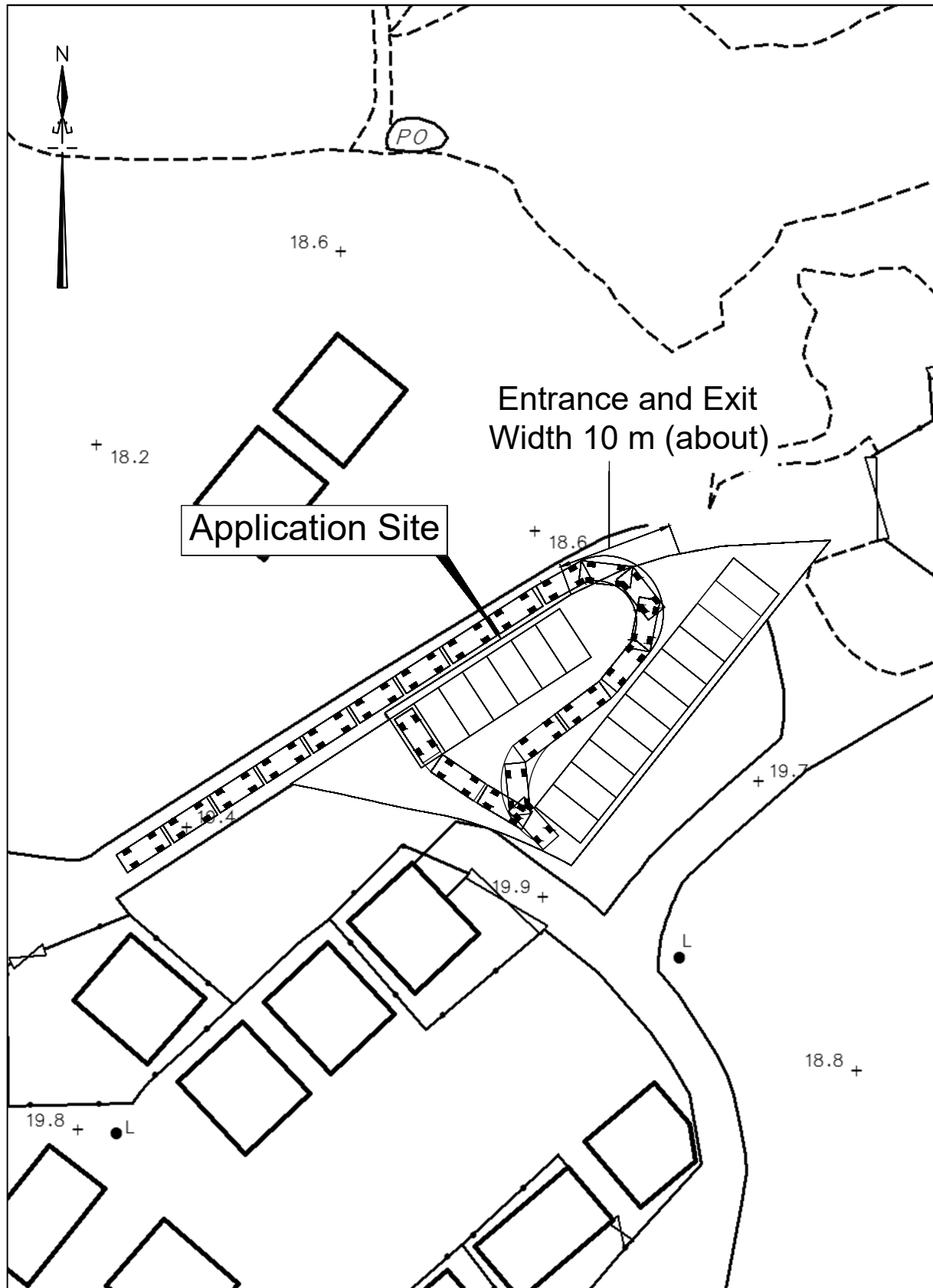
Plan No. : RP/17

Scale : 1 : 500

Survey Sheet No. : 3-NW-25C

Date : January 2025

# ROUTING PLAN



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CHUO WANG SURVEY SERVICES COMPANY

Plan No. : RP/18

Scale : 1 : 500

Survey Sheet No. : 3-NW-25C

Date : January 2025

**Similar S.16 Applications for Temporary Private Vehicle Park  
in the vicinity of the application site  
within “Village Type Development” Zone in the Past Five Years**

**Approved Applications**

	<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>
1.	A/NE-MUP/203	Proposed Temporary Private Car Park (Private Cars and Light Goods Vehicles Only) for a Period of Three Years	4.10.2024
2.	A/NE-MUP/209	Proposed Temporary Private Car Park (Private Cars and Light Goods Vehicles Only) for a Period of 3 Years	20.12.2024

**Government Departments' General Comments**

**1. Land Administration**

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

- no objection to the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government Land (GL) is granted to the Site; and
- there is no Small House application in the Site; and
- the applicant confirms in the Application Form that no structure is proposed.

**2. Drainage**

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

- no objection to the application from the public drainage viewpoint;
- should the application be approved, a condition should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact on the adjacent areas. The drainage facilities should be properly maintained at all times during the planning approval period and rectified if they are found inadequate/ineffective during operation;
- the Site is in an area where public sewerage connection is not available; and
- her advisory comments are at **Appendix IV**.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application from the environmental planning perspective;
- no environmental complaint against the Site was received in the past three years; and
- his advisory comments are at **Appendix IV**.

#### 4. **Fire Safety**

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

- no objection in principle to the application subject to fire service installations (FSIs) and water supplies for firefighting being provided to his satisfaction;
- no objection to the FSIs proposal submitted by the applicant. The applicant should submit a full set of “Certificate of Fire Service Installation and Equipment” (FS 251) which should be incorporated all FSIs proposed in the accepted FSIs proposal for his further arrangement of FSIs acceptance inspection; and
- his advisory comments are at **Appendix IV**.

#### 5. **Other Departments**

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

- (a) Director of Agriculture, Fisheries and Conservation (DAFC);
- (b) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD)
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (d) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD)
- (e) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department ((H) GEO, CEDD);
- (f) Project Manager (North), CEDD (PM(N), CEDD); and
- (g) District Officer (North), Home Affairs Department (DO(N), HAD).



**Recommended Advisory Clauses**

- (a) to resolve any land issue relating to the proposed use with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government Land (GL) is granted to the Site;
- (c) to note the comments of the Commissioner for Transport (C for T) that the proposed vehicular access between Sha Tau Kok Road – Wo Hang and the Site is not managed by the Transport Department (TD). The applicant should seek comments from the responsible party;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
  - (i) the proposed access arrangement in the application should be subject to TD's review and approval;
  - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - (iii) the access road connecting to the Site with the nearby public road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting to the Site;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) the drainage facilities should be rectified if they are found inadequate/ineffective during operation;
  - (ii) the applicant should construct and maintain the proposed drainage facilities whether within or outside the subject lot at their own expense; and
  - (iii) the Site is in an area where public sewerage connection is not available. The Environmental Protection Department (EPD) should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
  - (i) the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by EPD should be followed to minimise potential environmental nuisance to the surrounding area;
  - (ii) adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use should be provided. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 1/23 "Drainage Plans subject to Comment by the Environmental

Protection Department” including percolation test and are duly certified by an Authorized Person; and

- (iii) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (g) to note the comments of the Director of Fire Services (D of FS) that the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. If there is electric vehicle charging station involved, the applicant is reminded to make reference to the Requirements for the Fireman’s Emergency Switch (**Attachment**); and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) the applicant’s attention is drawn to the following points:
    - 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 the Building (Planning) Regulations (B(P)R) respectively;
    - the Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
    - before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the BO. Otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
    - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing 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;
    - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
    - in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant’s attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under regulation 72 of the B(P)R and Division 3 of Design Manual: Barrier Free Access 2008; and
    - detailed checking under the BO will be carried out at building plan submission stage.

**Appendix**

**Requirements for the Fireman's Emergency Switch**

1. A fireman's emergency switch conforming EMSD's Code of Practice shall be provided to cut off the power supply of **all** EV charging facilities within the car parking facilities.
2. The switch shall be situated in a conspicuous position, yet out of reach of the public in general. Thus, switch(es) provided at vehicle entrance(s) shall be positioned no more than 3m but not less than 2.5 from ground level. Where more than one fireman's emergency switch is installed on any one building, such switches shall be clearly marked to distinguish one from another.
3. In case the switch is installed at a location other than the vehicle entrance, notice plate(s) shall be provided at conspicuous location(s) of vehicle entrance(s) acceptable to the Director of Fire Services to indicate the location of fireman's emergency switch.
4. The 'ON' and 'OFF' position of the fireman's emergency switch shall be conventional (i.e. push upward – 'OFF'; push downward – 'ON') and clearly indicated by lettering legible to a person standing on the ground at the intended site.
5. The switch is to be affixed on a board approximately 300 mm long by 250 mm wide, which is painted white and edged with a 50 mm red border. The inscription 'EV CHARGING FACILITIES - FIREMAN'S SWITCH' in English is to be painted on the top and '電動車充電設施 - 消防員開關掣' in Chinese at the bottom of the board in black. The switch is to be positioned in the middle of the board.

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

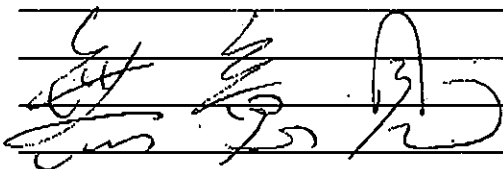
By e-mail : tpbpd@pland.gov.hk

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

A/NE-MUP/210

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 侯志強議員

簽署 Signature



日期 Date 2024.12.13