

This document is received on 18 JUL 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

2201283 18/5 by courier

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TK/758
	Date Received 收到日期	18 JUL 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)

LAM Hang Kwong 林恒光

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)	<p>Section A, B & C of Sub-Section 9 of Section R of Lot No. 255 in Demarcation District No. 26 ("the Lot") Wong Yue Tan, Tai Po, New Territories 丈量約份第26約地段第255號R分段第9小分段A, B, C分段(該地段) 新界大埔黃魚灘</p> <p>Sub-Section 1 of Section R of Lot No. 255 in Demarcation District No. 26 ("the Lot") Wong Yue Tan, Tai Po, New Territories 丈量約份第26約地段第255號R分段(部份)第1小分段(部分)(該地段) 新界大埔黃魚灘</p>
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<p><input type="checkbox"/> Site area 地盤面積 80.80 sq.m 平方米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Gross floor area 總樓面面積 80.80 sq.m 平方米 <input type="checkbox"/> About 約</p>
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	<p>..... sq.m 平方米 <input type="checkbox"/> About 約</p>

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	汀角分區計劃大綱圖 S/NE-TK/19
(e) Land use zone(s) involved 涉及的土地用途地帶	綠化地帶
(f) Current use(s) 現時用途	Vacant 空置 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as 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 _____ (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	Proposed temporary Private Vehicle Carpark for period of 3 Years (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	<input checked="" type="checkbox"/> year(s) 年 3 Years <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	0sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	80.8sq.m <input type="checkbox"/> 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 <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	0sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	80.8sq.m <input type="checkbox"/> 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) One Storey with 2.2M	
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 7 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) 0 0	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間 星期一至星期日 (包括公眾假期) 全日24小時																																	
(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 checked="" 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)																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 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 border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>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"/>
On environment 對環境	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）。

申請擬議建停車場用途的理由如下：

1. 由於對面村屋 366 及第 367 號為家人自住物業，故申請此地段建私人停車場作自用泊車，
 不會對外開放，沒有商業用途。

The house 366 & 367 purchased by our family therefore we want build private carpark for
 own use and not for commercial.

2. 建停車場不會影響附近生態環境，保持環境空曠。

Build private carpark will not affect the ecosystem.

3. 停車場上蓋將會安裝太陽能作自用。

The carpark's cover will install solar energy for private use only.

4. 利用現有資源，興建私人停車位，沒有填土，填塘及挖泥工程，不會對附近環境做成影響

No filling the area of pond, land and excavation to build the private carpark therefore not
 affect the nearby environment

5. 如果能獲批改變土地用途-停車場，會繳交稅項。

If it is approved to change the land use for parking lot, we will pay the related tax.

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

LAM Hang Kwong 林恒光

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

18 MAY 2022

(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	Section A, B & C of Sub-Section 9 of Section R of Lot No. 255 in Demarcation District No. 26 ("the Lot") Wong Yue Tan, Tai Po, New Territories 丈量約份第26約地段第255號R分段第9小分段A, B, C分段(該地段)新界大埔黃魚灘 Sub-Section 1 of Section R of Lot No. 255 in Demarcation District No. 26 ("the Lot") Wong Yue Tan, Tai Po, New Territories 丈量約份第26約地段第255號R分段(部份)第1小分段(部分)(該地段)新界大埔黃魚灘
Site area 地盤面積	80.8 sq. m 平方米 □ About 約 (includes Government land of 包括政府土地 sq. m 平方米 □ About 約)
Plan 圖則	汀角分區計劃大綱圖 S/NE-TK/19
Zoning 地帶	綠化地帶
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 Years <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	Proposed temporary Private Vehicle Carpark for period of 3 Years

(i) Gross floor area and/or plot ratio. 總樓面面積及／或地積比率		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	80.8 <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 block 幢數	Domestic 住用		
	Non-domestic 非住用	One Block	
(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	2.2 m 米 <input type="checkbox"/> (Not more than 不多於)	
		One Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	100% % <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		7
	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) _____ _____		7
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input 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/>		
<u>Reports 報告書</u>		
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/>		
<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。

SITE PLAN

839 150 E

835 950 N

835 950 N

835 900 N

835 900 N

+1.7

5.8 +

5.7

118m

255 S.R. ss.9 S.C

D D 26

5.7 +

6.3 +

6.6 +

363

365

364

367

366

377

376

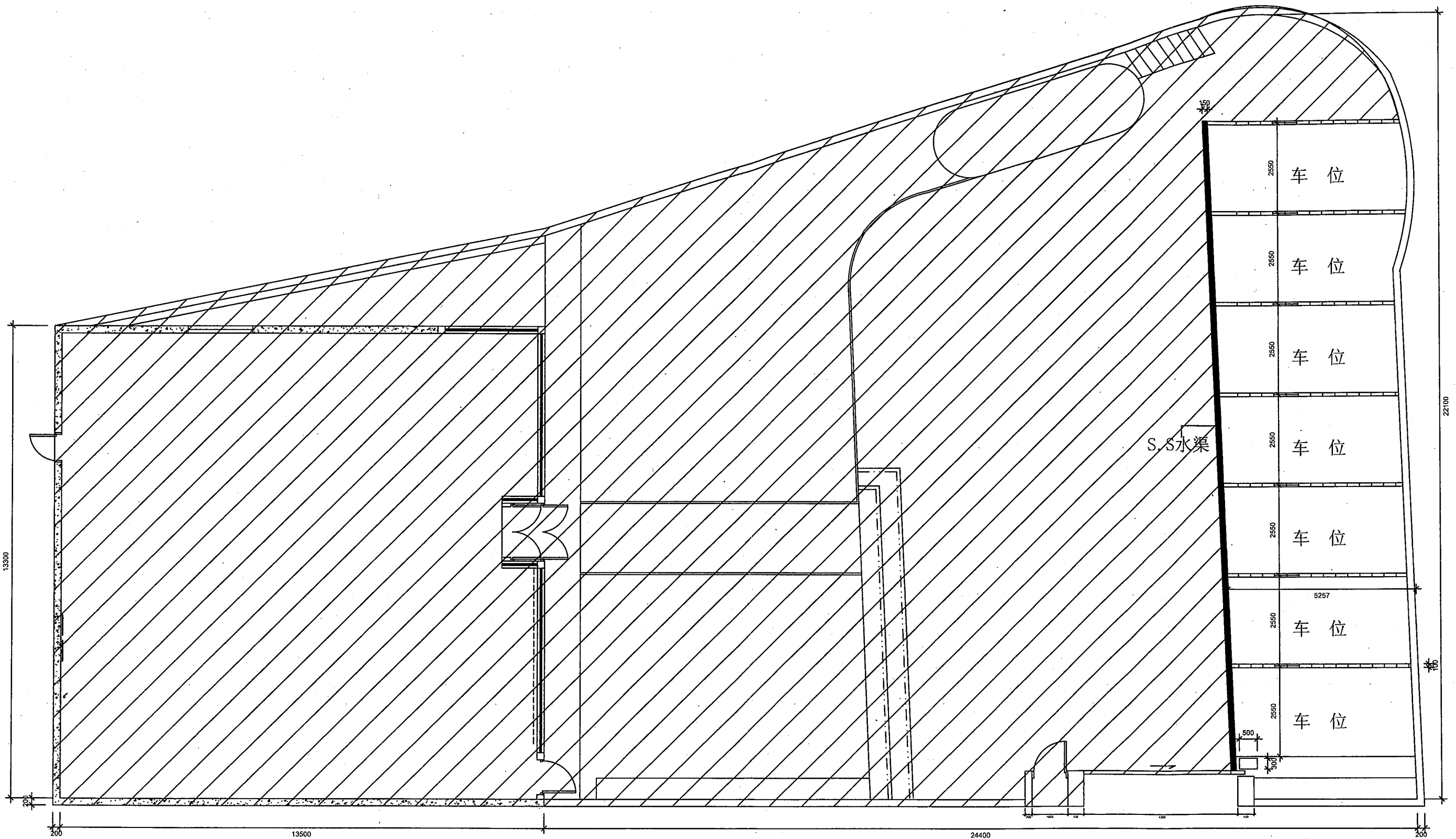
A = 255 S.R. SSA

B = 255 S.R. SSB

C = 255 S.R. SSC

D = 255 S.R. SSI

14 FEB 2022



文興工程公司
MANHING ENGINEERING COMPANY
TEL.: 27566718 FAX.: 23313084

SITE: 地址 大埔船灣
詹屋村366-367号

G/F平面图

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



To: tpbpd/PLAND/HKSARG@PLAND
Cc: Jackin Ho Yeung YIP/PLAND/HKSARG@PLAND
Bcc:
Subject: Fw: Ref No. A/NE-TK/758-re-submitted documents as attached
From: Aileen Ka Yan CHENG/PLAND/HKSARG - Wednesday 07/20/2022 04:50 PM

Dear TPB Secretariat,

Please find the email submission regarding Application No. A/NE-TK/758 below.
Thank you.

Best Regards,
Aileen CHENG
ATP/CPE1, STN DPO
Tel: 2158 6018

----- Forwarded by Aileen Ka Yan CHENG/PLAND/HKSARG on 07/20/2022 04:45 PM -----

From: [REDACTED] >
To: "akycheng@pland.gov.hk" <akycheng@pland.gov.hk>
Date: 07/20/2022 04:38 PM
Subject: Ref No. A/NE-TK/758-re-submitted documents as attached

Dear Ms Cheng,

Re: Ref No. A/NE-TK/758

Please see the attachment, We would like to re-submitted the revised page no. 2,5,10 for your handling.

Thanks & Best regards,
Lam
Tel: [REDACTED]



Revised page no. 2,5,10.pdf

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

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

LAM Hang Kwong 林恒光

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)	Section A, B & C of Sub-Section 9 of Section R of Lot No. 255 in Demarcation District No. 26 ("the Lot") Wong Yue Tan, Tai Po, New Territories 丈量約份第26約地段第255號R分段第9小分段A, B, C分段(該地段) 新界大埔黃魚灘 Sub-Section 1 of Section R of Lot No. 255 (Part) in Demarcation District No. 26 ("the Lot") Wong Yue Tan, Tai Po, New Territories 丈量約份第26約地段第255號R分段(部份)第1小分段(部份)(該地段) 新界大埔黃魚灘
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 80.8 sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 80.8 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) sq.m 平方米 <input type="checkbox"/> About 約

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

Proposed temporary Private Vehicle Carpark for period of 3 Years

(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 Years
☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 0sq.m ☐ About 約
Proposed covered land area 擬議有上蓋土地面積 80.8sq.m ☐ About 約
Proposed number of buildings/structures 擬議建築物／構築物數目 1
Proposed domestic floor area 擬議住用樓面面積 0sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積 80.8sq.m ☐ About 約
Proposed gross floor area 擬議總樓面面積 80.8sq.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)

One Storey with 2.2M
.....
.....
.....
.....

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 7
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) 0
..... 0

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)
.....

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	<p>Section A, B & C of Sub-Section 9 of Section R of Lot No. 255 in Demarcation District No. 26 ("the Lot") Wong Yue Tan, Tai Po, New Territories 丈量約份第26約地段第255號R分段第9小分段A, B, C分段(該地段)新界大埔黃魚灘</p> <p>Sub-Section 1 of Section R of Lot No. 255 (Part) in Demarcation District No. 26 ("the Lot") Wong Yue Tan, Tai Po, New Territories 丈量約份第26約地段第255號R分段(部份)第1小分段(部分)(該地段)新界大埔黃魚灘</p>
Site area 地盤面積	<p>80.8 sq. m 平方米 □ About 約</p> <p>(includes Government land of 包括政府土地 sq. m 平方米 □ About 約)</p> <p>1</p>
Plan 圖則	<p>汀角分區計劃大綱圖 S/NE-TK/19</p>
Zoning 地帶	綠化地帶
Type of Application 申請類別	<p><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</p> <p><input checked="" type="checkbox"/> Year(s) 年 <u>3 Years</u> □ Month(s) 月 _____</p> <p><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</p> <p><input type="checkbox"/> Year(s) 年 _____ □ Month(s) 月 _____</p>
Applied use/ development 申請用途/發展	Proposed temporary Private Vehicle Carpark for period of 3 Years

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



To: tpbpd/PLAND/HKSARG@PLAND
Cc: Aileen Ka Yan CHENG/PLAND/HKSARG@PLAND
Bcc:
Subject: Fw: Application No. A/NE-TK-758 (Revised Drawing)
From: Jackin Ho Yeung YIP/PLAND/HKSARG - Friday 22/07/2022 09:14

Dear TPB Secretariat,

Please find the email submission regarding Application No. A/NE-TK/758 below.
Thank you.

Best Regards,
Jackin YIP
TPG/CPE1
STN DPO
Tel: 2158 6037

----- Forwarded by Jackin Ho Yeung YIP/PLAND/HKSARG on 22/07/2022 09:12 -----

From: [REDACTED]
To: "jhyyip@pland.gov.hk" <jhyyip@pland.gov.hk>
Cc: [REDACTED]
Date: 21/07/2022 19:33
Subject: Application No. A/NE-TK-758 (Revised Drawing)

Dear Mr Yip,

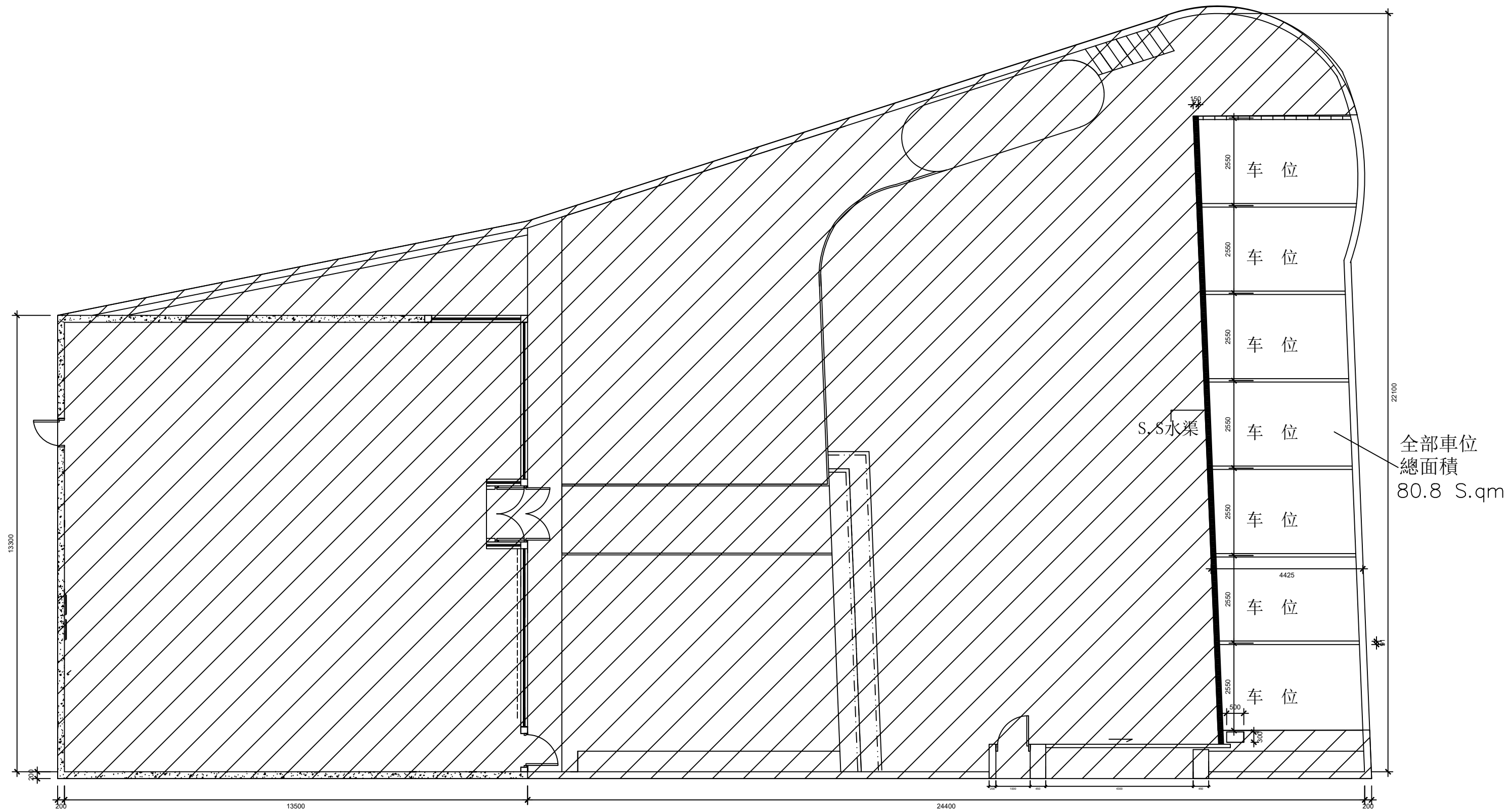
Attached pls find the revised drawing for your ref.

Regards,
Agnes



大埔船灣簪屋村366-367号平面图 1(Revised).pdf

- 1) 有蓋蓬頂, 高度2.2米
- 2) 圖紙Not in scale



文興工程公司

MANHING ENGINEERING COMPANY

TEL.: 27566718 FAX.: 23313084

SITE: 地址 大埔船灣
詹屋村366-367号

G/F平面图

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



To: tpbpd/PLAND/HKSARG@PLAND
Cc:
Bcc:
Subject: Fw: Planning Application No. A/NE-TK/758
From: Aileen Ka Yan CHENG/PLAND/HKSARG - Wednesday 08/24/2022 04:46 PM

Dear TPB Secretariat,

Please find the email submission regarding Application No. A/NE-TK/758 below.
Thank you.

Best Regards,
Aileen CHENG
ATP/CPE1, STN DPO
Tel: 2158 6018

----- Forwarded by Aileen Ka Yan CHENG/PLAND/HKSARG on 08/24/2022 04:44 PM -----

From: [REDACTED]
To: "akycheng@pland.gov.hk" <akycheng@pland.gov.hk>
Cc: Jackie Lam <[REDACTED]>, Oscar Wong <[REDACTED]om>
Date: 08/24/2022 03:39 PM
Subject: RE: Planning Application No. A/NE-TK/758

Dear Ms Cheng,

Attached pls find the revised drawing for your ref.

Best regards,
Agnes
Secretary to Mr Jackie Lam



大埔船灣詹屋村366-367号平面图(R5) - 24-8-2022.pdf



文興工程公司

MANHING ENGINEERING COMPANY

TEL.: 27566718 FAX.: 23313084

CLIENT: 客户

SITE: 地址 大埔船灣
詹屋村366-367号

TITLE: 图类

Direction plan
to ting kok road

图号

SCALE: 比例

N. T. S

JOB No.: 工程编号

DESIGN: 设计

DRAWN: 制图

DATE: 出图日期

2022-08-23

CHECKED: 审核



View A



View B



View C



View D



View E

文興工程公司

MANHING ENGINEERING COMPANY

TEL.: 27566718 FAX.: 23313084

CLIENT: 客户

SITE: 地址 大埔船湾
詹屋村366-367号

TITLE: 图类

Site plan

图号

SCALE: 比例

N. T. S

JOB No.: 工程编号

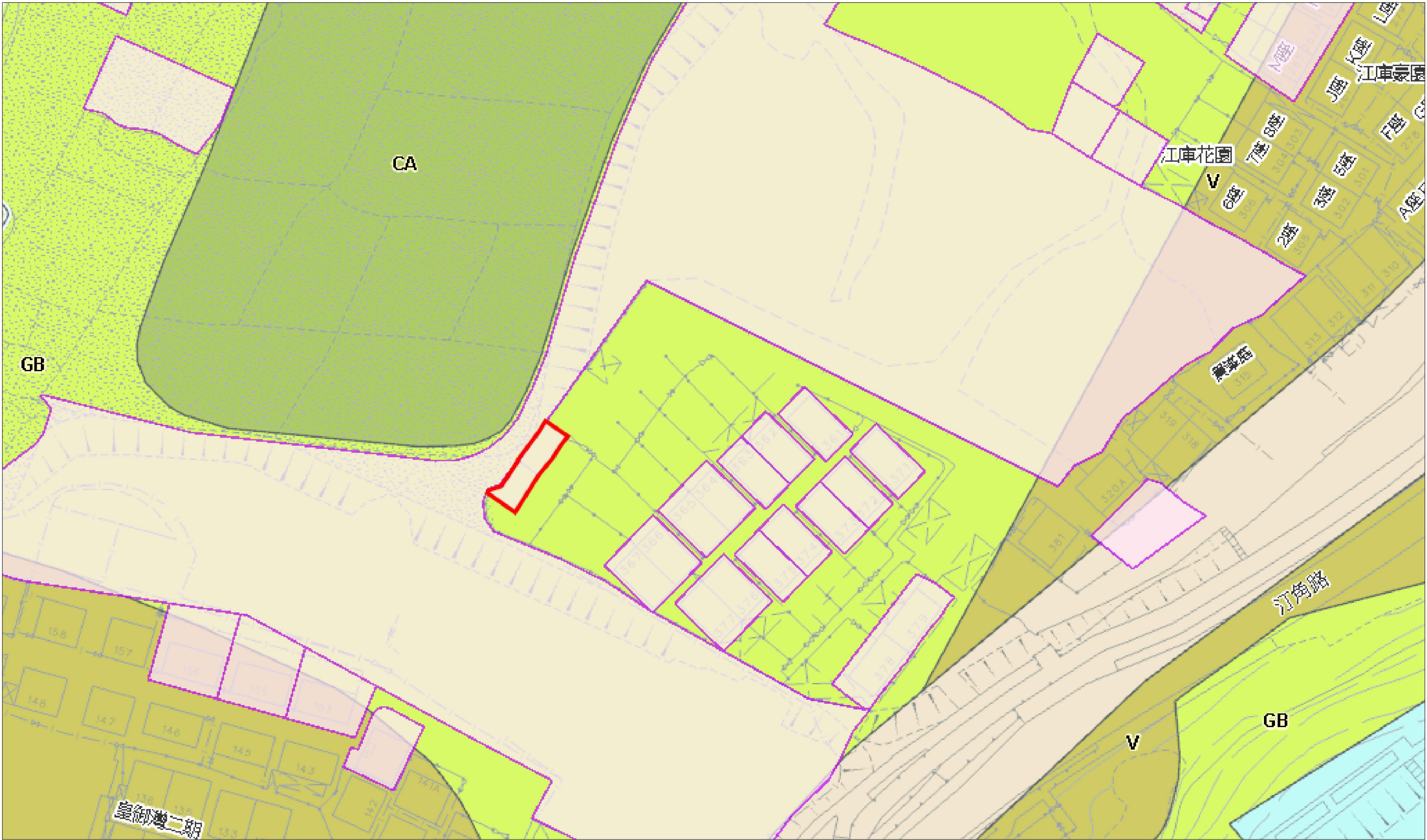
DESIGN: 设计

DRAWN: 制图

DATE: 出图日期

2022-08-23

CHECKED: 审核



文興工程公司

MANHING ENGINEERING COMPANY

TEL.: 27566718

FAX.: 23313084

CLIENT: 客户

SITE: 地址 大埔船湾
詹屋村366-367号

TITLE: 图类

Location plan

图号

SCALE: 比例

N. T. S

JOBNo.: 工程编号

DESIGN: 设计

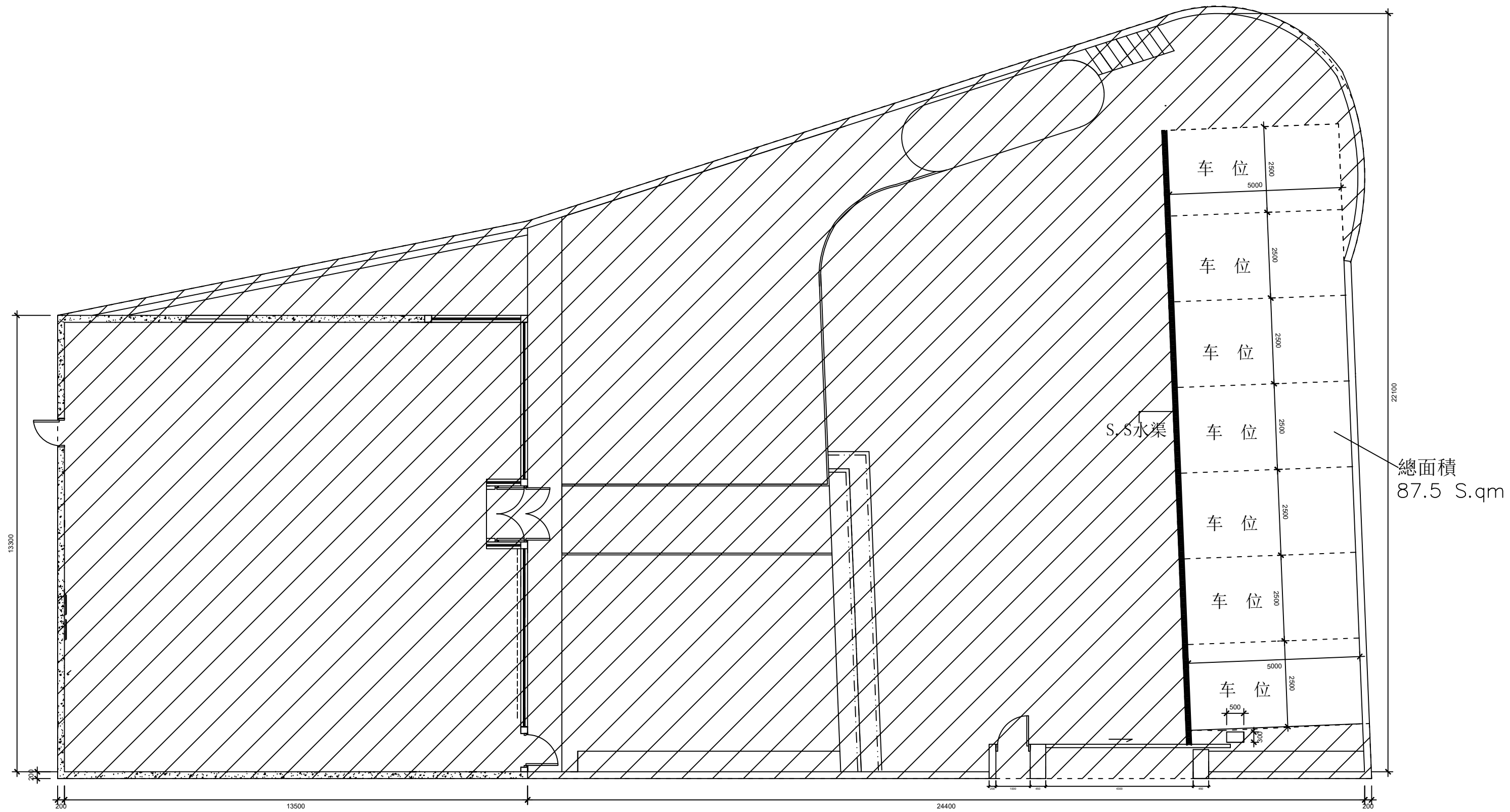
DRAWN: 制图

DATE: 出图日期

2022-08-23

CHECKED: 审核

- 1) 有蓋蓬頂, 高度2米
- 2) On scale drawing



文興工程公司

MANHING ENGINEERING COMPANY

TEL.: 27566718 FAX.: 23313084

	G/F平面图					
SITE: 地址 大埔船湾 詹屋村366-367号						

**Relevant Extract of Town Planning Board Guidelines for
Application for Development within Green Belt Zone
under Section 16 of the Town Planning Ordinance
(TPB-PG No. 10)**

- (a) there is a general presumption against development (other than redevelopment) in a “Green Belt” (“GB”) zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use;
- (b) an application for new development in “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;
- (c) the design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment;
- (d) the vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided;
- (e) the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area;
- (f) the proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution; and
- (g) any proposed development on a slope or hillside should not adversely affect slope stability.

**Similar Applications within the same “GB” zone
on the Ting Kok Outline Zoning Plan**

Approved Applications

Application No.	Proposed Development	Date of Consideration
A/NE-TK/714	Access Road for Connecting the Adjoining Temporary Private Car Parking Spaces for a Period of 3 Years	15.10.2021
A/NE-TK/715	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	15.10.2021
A/NE-TK/716	Temporary Private Vehicle Park (Private Cars and Light Goods Vehicles Only) for a Period of 3 Years	15.10.2021
A/NE-TK/717	Temporary Private Vehicle Park (Private Cars and Light Goods Vehicles Only) for a Period of 3 Years	15.10.2021
A/NE-TK/718	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	15.10.2021
A/NE-TK/719	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	15.10.2021
A/NE-TK/720	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	15.10.2021
A/NE-TK/721	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	15.10.2021
A/NE-TK/722	Temporary Private Vehicle Park (Private Cars and Light Goods Vehicles Only) for a Period of 3 Years	15.10.2021
A/NE-TK/723	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	15.10.2021
A/NE-TK/724	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	15.10.2021
A/NE-TK/725	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	15.10.2021

Application No.	Proposed Development	Date of Consideration
A/NE-TK/726	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	15.10.2021
A/NE-TK/727	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	15.10.2021
A/NE-TK/728	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	15.10.2021
A/NE-TK/729	Temporary Private Vehicle Park (Private Cars and Light Goods Vehicles Only) for a Period of 3 Years	15.10.2021
A/NE-TK/730	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	15.10.2021
A/NE-TK/731	Temporary Private Vehicle Park (Private Cars and Light Goods Vehicles Only) for a Period of 3 Years	15.10.2021
A/NE-TK/733	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	15.10.2021

Government Departments' General Comments

1. Land Administration

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

- no objection to the application.

2. Traffic

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

- no in-principle objection to the application from traffic engineering point of view.

3. Nature Conservation

Comment of the Director of Agriculture, Fisheries and Conservation (DAFC):

- since the Site is formed, he has no strong view on the application.

4. Landscape

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

- the Site is located in an area of rural coastal plains landscape character comprising mainly village houses, vehicle parks, temporary structures, scattered tree groups and vacant lands. A number of applications (No. A/NE-TK/714-731 and 733) involving temporary vehicle park within the same “GB” zone in the vicinity of the Site were previously approved by the Board. The applied use is considered not incompatible with the landscape setting of the surrounding area;
- the Site is currently fenced off and hard-paved with a temporary structure. No existing tree is found within the Site. Significant adverse impact arising from the applied use on the existing landscape resources within the Site is not anticipated. As such, she has no objection on the application from landscape planning perspective; and
- there is no public frontage along the Site and adverse landscape impact arising from the applied use. Should the application be approved by the Board, it is considered not necessary to impose a landscape condition.

5. Drainage

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

- should the application be approved, an approval condition requiring the submission and implementation of drainage proposal for the Site is recommended to ensure that it

will not cause adverse drainage impact to the surrounding areas.

6. Building Matters

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

- formal submission under the Buildings Ordinance (BO) is required for any proposed new works, including any temporary structures and site formation works like filling of pond and land. Detailed comments under the BO will be provided at the building plan submission stage.

7. Fire Safety

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

- no in-principle objection to the application subject to fire service installations being provided his satisfaction.

8. Other Departments

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

- Chief Highway Engineer/NT East, Highways Department (CHE/NTE, HyD);
- Director of Environmental Protection (DEP);
- Director of Electrical & Mechanical Services (DEMS);
- Chief Engineer/Construction of Water Supplies Department (CE/C, WSD);
- Head (Geotechnical Engineering Office) of Civil Engineering and Development Department (H(GEO), CEDD);
- Project Manager/North of Civil Engineering and Development Department (PM/N, CEDD); and
- District Officer (Tai Po), Home Affairs Department (DO(TP), HAD).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the Site;
- (b) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
 - the Site consists of 4 private lots in D.D. 26, which are held under the Block Government Lease demised for agricultural purpose. No structure shall be erected on the lots without prior approval from LandsD;
 - a recent inspection revealed that a canopy was erected on the Site without prior approval from LandsD. His office would consider lease enforcement action(s) against the structure erected on the Site;
 - should the application be approved, the lot owner is required to submit an application for Short Term Waiver (STW) to LandsD in respect of the structure(s) on the lots. However, there is no guarantee at this stage that the STW application would be approved. If the STW application is approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD where appropriate, including payment of waiver fee and administrative fee; and
 - there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access (EVA) thereto;
- (c) to note the comment of the Commissioner for Transport (C for T) that the village access is not under Transport Department's management. The land status, management and maintenance responsibilities of the village access should be clarified with the relevant lands and maintenance authorities accordingly in order to avoid potential land disputes;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - there is no existing DSD maintained public drain available for connection in the area. The applicant should have their own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from the 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 applied use 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 the systems if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the systems; and
 - for works to be undertaken outside the lot boundary, prior consent and agreement from LandsD and/or relevant private lot owners should be sought;

(e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the planning application;
- before any new building works (including drainage works) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- for UBW erected on leased land, enforcement action may be taken by the BA 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;
- any temporary shelters or converted containers for storage or other uses are considered as temporary buildings which are subject to the control of Part VII of the Building (Planning) Regulations (B(P)R);
- the Site shall be provided with means of obtaining access thereto from a street under Regulation 5 of the B(P)R and EVA shall be provided under the Regulation 41D of the B(P)R;
- if the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the BA under Regulation 19(3) of the B(P)R at building plan submission stage; and
- the applicant may wish to note that in general there is no requirement under the BO in respect of provision of car parking spaces for the 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 the B(P)R 72 and Division 3 of Design Manual: Barrier Free Access 2008 if barrier-free access requirements are applicable to the subject development;

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

- the applicant should submit relevant layout plans incorporated with the proposed fire service installations (FSIs) for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of the proposed FSIs to be installed should be clearly marked; and
- 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; and

(g) to note the comment 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" to minimize any potential environmental nuisance.

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



申請編號: A/NE-TK/758
03/08/2022 16:27

From:

To:

File Ref:

tpbpd@pland.gov.hk

致: 城市規劃委員會

申請編號: A/NE-TK/758

地點: 新界大埔黃魚灘丈量約份第26約地段第255號R分段第1小分段(部分)、第255號R分段第9小分段A分段、第255號R分段第9小分段B分段及第255號R分段第9小分段C分段

有關上述申請編號, 該地段原來就是綠化環保地, 為何把綠化環保地改變土地用途作停車場之用, 現本人就該地段改變土地用途作出意見, 綠化地方已經越來越小, 影響了周邊生態環境, 而且上述地點現狀已經填平石屎地台及建設有蓋蓬頂, 現在才申請改變土地用途, 即是可以先建設後申請, 這申請是可以嗎? 而且看見這個地點只是用簡單的結構建設, 用這方式會安全嗎? 結構有沒有符合標準? 還有這個地方周邊比較空曠, 在平常的日子也非常大風(你們可以到該地點視察), 相隔居民太近及附近有很多車輛停泊, 擔心會構成危險, 如遇上有颱風的時候強風的情況更加嚴重, 曾經試過幾次因為大風的關係附近的頂蓋也掉下來, 所以很擔心, 希望委員會接納市民的意見, 審慎考慮, 不要批准該地段改變土地用途及構築物之申請, 謝謝!

此致

船灣詹屋居民上

03/08/2022

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

參考編號

Reference Number:

220805-163028-00746

提交限期

Deadline for submission:

16/08/2022

提交日期及時間

Date and time of submission:

05/08/2022 16:30:28

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TK/758

「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，郊區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。

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



Re: A/NE-TK/758 DD 26 Wong Yue Tan GB

16/08/2022 03:11

From:

To: [REDACTED] [tpbpd <tpbpd@pland.gov.hk>](mailto:tpbpd@pland.gov.hk)

File Ref:

1 attachment



Wong Yue Tan - Google Maps.pdf

From: [REDACTED]

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

Date: Sunday, 14 August 2022 3:05 AM CST

Subject: A/NE-TK/758 DD 26 Wong Yue Tan GB

A/NE-TK/758

Lots 255 S.R ss.1 (Part), 255 S.R ss.9 S.A, 255 S.R ss.9 S.B and 255 S.R ss.9 S.C in D.D. 26, Wong Yue Tan, Tai Po

Site area : About 80.8sq.m

Zoning: "Green Belt"

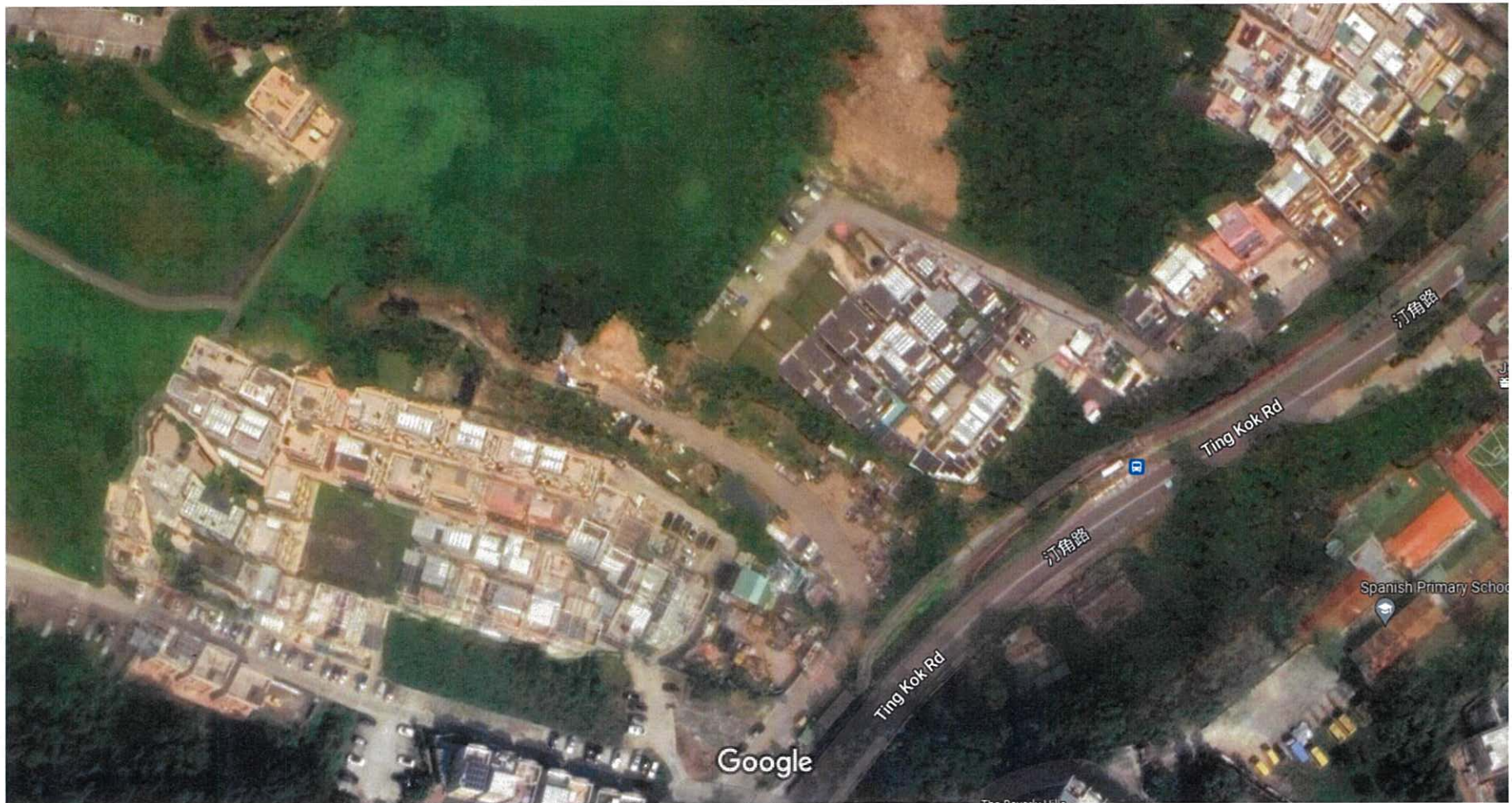
Applied use: 7 Vehicle Parking

Dear TPB Members,

This is an extension of an existing parking that appears to have no approval?

Members should question PlanD as to the status. Object to application. This area has lost hundreds of trees re the Wheelock "transitional housing" that is quite clearly a case of collusion between government depts and the developer to destroy to environment for what will eventually be an up market residential development.

Mary Mulvihill



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



Fw: Letter

16/08/2022 12:27

From:

To:

<tpbpd@pland.gov.hk>

Cc:

File Ref:

1 attachment



城市規劃委員會.docx

Dear Sir,

Please find attached NOTICE OF OBJECTION for your reference.

申請編號: A/NE-TK/758

Thanks

Miss Cheng

日期: 2022 年 8 月 8 日

致: 城市規劃委員會

申請編號: A/NE-TK/758

有關上述申請編號，該環保地段申請改為有蓋停車場，其實只是停泊車輛，為何要改變土地用途，現提出反對，其實有很多方法，例如：泊車專用流動式遮蓋組件，附近有很多居民也使用，可作參考。希望可保持環保地原有面貌，不要影響生態環境。

希望委員會審慎考慮，不要批出改變土地用途，謝謝！

鄭小姐
船灣詹屋居民上