

2023年 4月 12日

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

Appendix I of RNTPC
Paper No. A/NE-TK/775A

This document is received on 12 APR 2023
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

2300839 23/3 by post

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TK/775
	Date Received 收到日期	12 APR 2023

- 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)

鄭釜松 Cheng Tsun Chung

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)

許軍兒 Hui Kwan Yee

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)	Lots 1657 (Part), 1658 (Part), 1663 RP (Part) and 1676 (Part) in D.D. 17, Ting Kok Village, Tai Po, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,685.03 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 14.88 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

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ting Kok Outline Zoning Plan No. S/NE-TK/19
(e) Land use zone(s) involved 涉及的土地用途地帶	"Recreation"
(f) Current use(s) 現時用途	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years (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 17/3/2023 (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 20/3/2023 (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

Temporary Public Vehicle Park (Private Cars Only) for a 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☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 1670.15sq.m ☒About 約Proposed covered land area 擬議有上蓋土地面積 14.88sq.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sq.m ☐About 約Proposed non-domestic floor area 擬議非住用樓面面積 14.88sq.m ☒About 約Proposed gross floor area 擬議總樓面面積 14.88sq.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)

1. 接待處 (6.10 x 2.44) = 14.88m²、高2.74m、一層高

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 22

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間 星期一至日(包括公眾假期)上午8時至晚上11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	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁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	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<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	<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	
	No 否	<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?	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"/>		

	<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) 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）。

有關申請其實早於2020年取得規劃許可批准，貴會之檔號為TPB/A/NE-TK/688，
於取得許可後已依照附加條件之指示製訂所需建議及安排實行措施，惟最後尚欠渠務及圍欄兩
項附帶條件便已完成，於本年年初亦已提交延期申請，卻因未能及時修正相關文件導致申請最
終錯過限期，在此先致以歉意並請給予諒解，懇請給予體恤及體諒，申請人絕對表現誠意遵守
及履行所有附帶條件，懇請給予批准。
車場能為附近之市民帶來方便，更可善用未可發展之新界土地，敬請給予批准。

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

.....
許軍兒 Hui Kwan Yee

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

20 MAR 2023

..... (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	Lots 1657 (Part), 1658 (Part), 1663 RP (Part) and 1676 (Part) in D.D. 17, Ting Kok Village, Tai Po, New Territories
Site area 地盤面積	1,685.03 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	Approved Ting Kok Outline Zoning Plan No. S/NE-TK/19
Zoning 地帶	"Recreation"
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	14.88 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.0089 <input checked="" 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	1	
(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	2.74 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	0.88 % <input checked="" 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		22
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		22
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
site plan, 告示照片, 郵寄證明, 告示		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

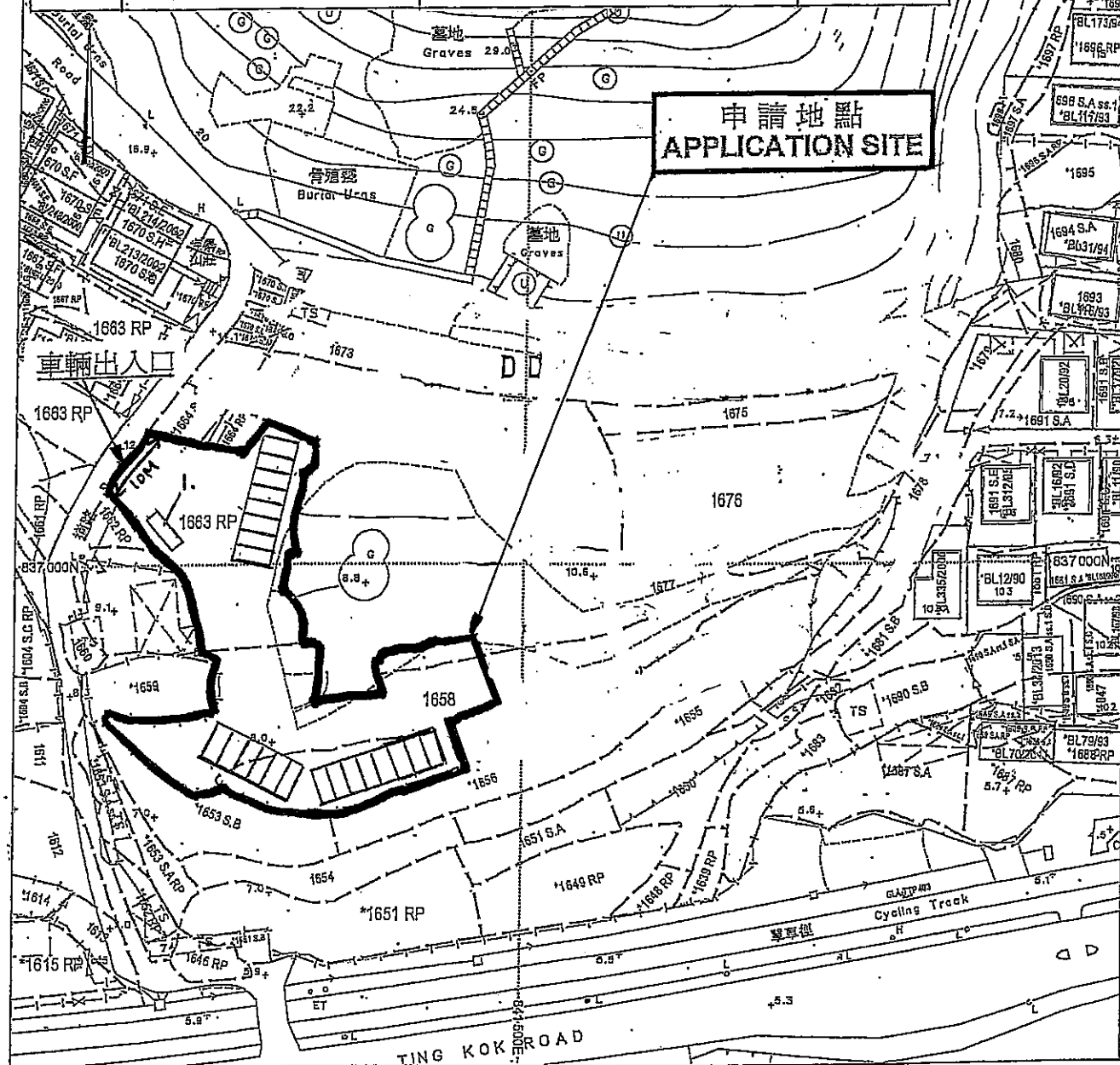
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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

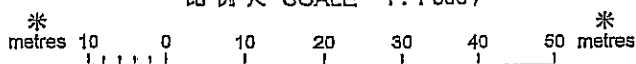
臨時停車場建築物資料：

號數	用途	面積	高度
1	接待處	$6.10 \times 2.44 = 14.88\text{m}^2$	2.74m



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000,



Locality :D.D.17

Lot Index Plan No. : TP0250022016

District Survey Office : Tai Po

Date : 26-Feb-2016

Reference No. : 3-SE-23B

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SMO-P01 20160226153321 10

免責聲明

本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括根據政府擬地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可憑該短期通知出現或終止，因此應向有關的分區地政專員核證。本圖則所示的資料必須透過當地地政專員以核實。當有更佳或新的地段界線時，地段索引圖可能會被修訂而無須事先通知。

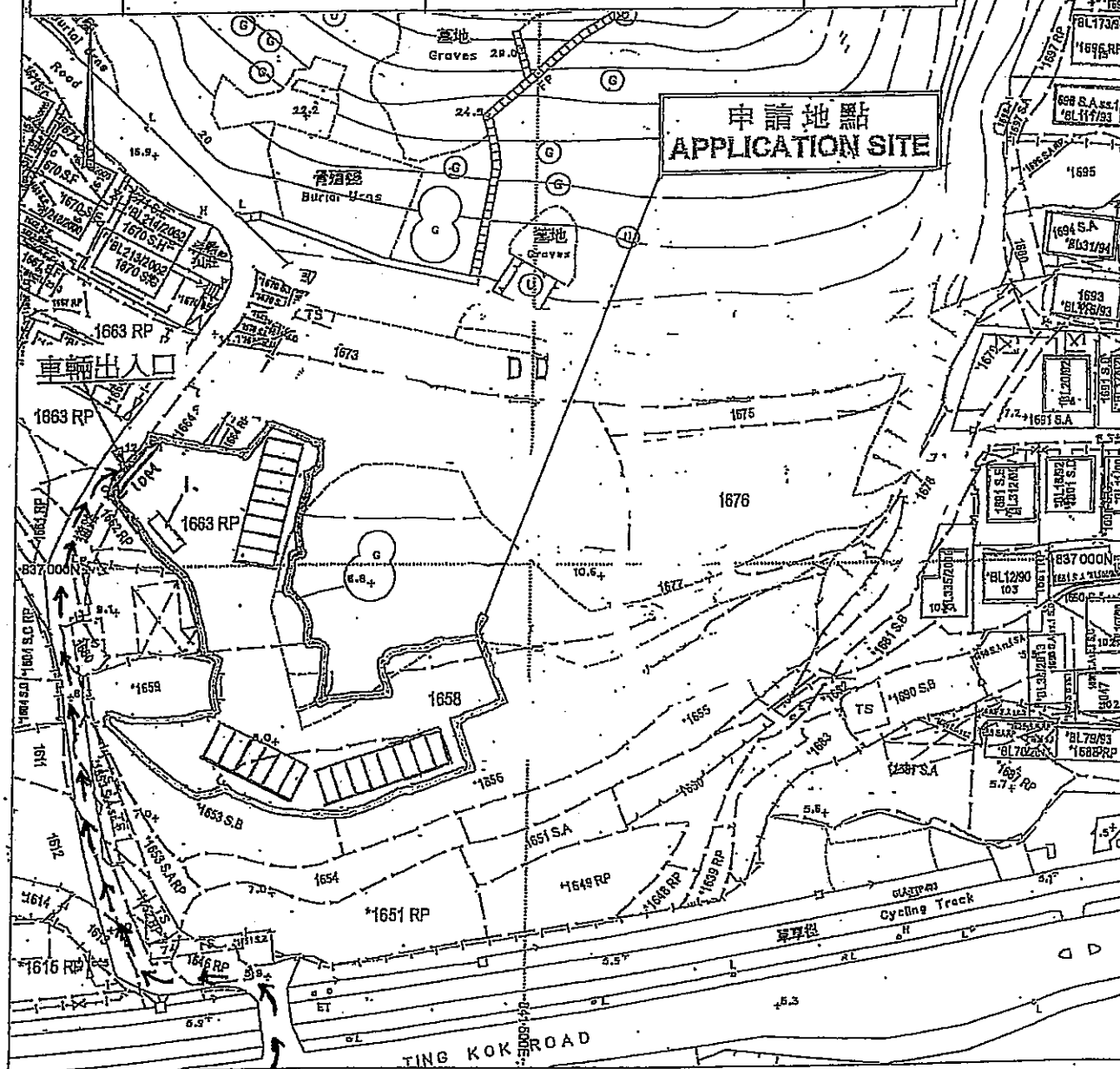
Disclaimer

Disclaimer
This plan is a copy of the lot Index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan MUST be verified by field survey. The lot Index plan may be revised without prior notification as better or new boundary evidence becomes available.

Site Plan

臨時停車場建築物資料:

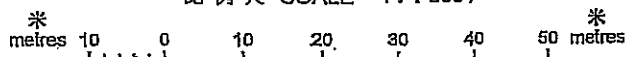
號數	用途	面積	高度
1	接待處	$6.10 \times 2.44 = 14.88\text{m}^2$	2.74m



地政總署測繪處 Survey and Mapping Office, Lands Department

→ 車輛出入口

比例尺 SCALE 1:1000,



Locality :D.D.17

Lot Index Plan No. : TP0250022016

District Survey Office : Tai Po

Date : 26-Feb-2016

Reference No. : 3-SE-23B

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20160226153321 10

免責聲明

本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括根據政府投地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可隨時短期通知出現或終止，因此應向有關的分區地政專員接洽。本圖則所示的資料必須經過實地測量予以核實。當有更佳或新的地界線時，地段索引圖可能會被修訂而無須事先通知。

Disclaimer

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allotments, Temporary Government Land Allotments, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan MUST be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.



有關A/NE-TK/775之申請18/04/2023 14:34

From: Victor Hui <[REDACTED]>

To: khhlee@pland.gov.hk

File Ref:

History:

This message has been forwarded.

2 Attachments



2023-01-09 TK688 Condition h.pdf 2023-04-18 TK688 Condition (J).pdf

敬啟者：

就標題申請編號，現隨此付上相關之舊有申請TK/688的附帶條件文件，相關消防附帶條件經已完成，而渠務則於本年年初接獲渠務署之意見，由於當時正值年關未能及時延長附帶條件之期限，希望 貴會可以批准是項新申請。

--

Best Regards,
Victor, Hui Kwan Yee

Tel: [REDACTED]

Address: [REDACTED]

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輋路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference

本署檔號 Our Reference TPB/A/NE-TK/688

電話號碼 Tel. No.: 2158 6372

傳真機號碼 Fax No.: 2696 2377

By Post & Fax (2147 0884)

(1 page + attachment)

9 January 2023

WinLi Consulting Engineers
G/F, No. 19, Tsing Yuen Street
Tai Po, New Territories
(Attn.: Mr. Vincent LI)

Dear Sir,

Compliance with Approval Condition (h)

Proposed Temporary Public Vehicle Park (Private Cars Only)

for a Period of 3 Years in "Recreation" Zone,

Lots 1657 (Part), 1658 (Part), 1663 RP (Part) and 1676 (Part) in D.D. 17, Ting Kok Village, Tai Po
(Application No. A/NE-TK/688)

I refer to your submission received by our office on 9.12.2022 for compliance with approval condition (h), i.e. *"the submission of a drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB"* of the captioned planning application.

The Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) has been consulted and his comments are at **Appendix I** for your reference. You are required to address his comments and revise the submission for his consideration. In this regard, you have not yet complied with approval condition (h) stated in the approval letter (Ref. TPB/A/NE-TK/688) dated 20.11.2020.

Should you have any queries on the submission of drainage proposal, please contact Ms. Karen HO (Tel: 2300 1364) of Drainage Services Department. Should you have any other queries, please contact Ms. Aileen CHENG (Tel: 2158 6018) of this Office.

Yours faithfully,

(Harris LIU)

for District Planning Officer/
Sha Tin, Tai Po & North,
Planning Department

c.c.

CE/MN, DSD

Mr. K.Y. HUI

(Attn.: Ms. Karen HO)

(Fax No. 2770 4761)

(Fax No. [REDACTED])

Internal

Site Record

HL/AC/KL/kl



Appendix I

Application No. A/NE-TK/688 Compliance with Approval Condition (h)

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

Contact: Ms. Karen HO (Tel: 2300 1364)

- (a) Please provide the design velocity of each proposed U-channel and drain pipe;
- (b) The A.P. had not yet addressed the comments provided in paragraphs (b)(1) and (b)(2) of Appendix I of Planning Department's previous letter dated 16.9.2022, which are recapitulated below:

“(b) Calculation of peak runoff from the application site (the Site) and hydraulic adequacy check for the existing 675mm dia. underground pipe refers:

- (1) please provide literature reference to justify the adoption of runoff coefficient ($c=0.39$) in catchment area located outside the Site; and
- (2) an existing u-channel running through Catchpit No. SCH1016540 then CP 7 to be constructed by the A.P. The runoff from this existing u-channel is not included in the hydraulic calculation. Please include this runoff and justify the flow capacity of the existing 675mm dia. pipe.”

- (c) The applicant should be reminded of the following general comments/requirements:

- (1) The existing channel proposed for discharge of the runoff from the subject site are not maintained by DSD. Consent from the owner/maintenance party, current users and District Office, Tai Po (DO/TP) should be sought for the proposed drainage connections. Moreover, regular maintenance should be carried out by the lot owner/developer to avoid blockage of drain.
- (2) The proposed drainage works, whether within or outside the project boundary, should be constructed and maintained by the applicant at his expense.
- (3) The applicant is required to rectify/modify the drainage system if it is found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by failure of the system.
- (4) For works to be undertaken outside the project boundary, prior consent and agreement from District Lands Office, Tai Po (DLO/TP), DO/TP and/or relevant parties should be sought.

- (5) The applicant should take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the project. In the event of any change to the existing drainage facilities, the applicant would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom.
- (6) The applicant should also be advised that the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from his project and all upstream catchments.

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North District
Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference
本署檔號 Our Reference TPB/A/NE-TK/688
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

郵寄
(共一頁)

許軍兒先生

許先生：

履行規劃許可附帶條件(j)項 在劃為「康樂」地帶的

新界大埔汀角村丈量約份第 17 約地段第 1657 號(部分)、第 1658 號(部分)、第
1663 號餘段(部分)及第 1676 號(部分)
臨時公眾停車場 (只限私家車) (為期 3 年)
(申請編號 A/NE-TK/688-1)

就你履行上述規劃許可附帶條件(j)項有關提交消防裝置和滅火水源建議
於本年三月二十七日的來信，本署已於三月二十九日收到，現回覆如下：

消防處處長審視你提交的文件後，認為規劃許可附帶條件(j)項經已履行。
另外，請儘快落實已獲接納的消防裝置和滅火水源建議以履行規劃許可附帶條
件(k)項，並於工程完成後提交實地照片(一式兩份)予本署轉交消防處考慮。

如有任何有關落實設置消防裝置建議的疑問，請聯絡消防處徐廣耀先生
(電話：2733 7735)。如有其他疑問，請與本署陳曉昕女士(電話：2158 6043)聯絡。

規劃署署長

(朱霞芬女士



代行)

二零二一年五月四日

副本抄送：

消防處處長

(經辦人：徐廣耀先生) (傳真：2739 8775)

總城市規劃師/城市規劃委員會(1)

地盤記錄

JC/TW/SC/JW/jw

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

A 8932213

FSD Ref.: _____

消防處檔號

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client :

顧客姓名

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

Street/Road/Estate Name :

街道/屋苑名稱

Ting Kok Village

Block :

座

District :

分區

Tai Po.

Area :

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

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

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	滅火筒	G/F	供應9-L泡沫滅火筒 x 6支	Conforms with FSD requirements	21-09-2022
25	認可的人手操作手提器具	G/F	供應5kg CO2 滅火筒 x 1支 供應沙筒 x 6個		

Part 3 第三部 Defects 損壞事項

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

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

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

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

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

Authorized
Signature :
授權人簽署

Name :
姓名

FSD/RC No :
消防處註冊號碼

Company Name :
公司名稱

Telephone :
聯絡電話

Date :
日期



曾子由 TSANG CHI YAU

RC3/179

新景工程有限公司
NEWEXTEND ENGLTD

2789 2933

21-09-2022

For FSD
use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: _____

消防處檔號

A 8932437

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Ting Kok Village

Block:

座

District:

分區

Tai Po.

Area:

地區

☐ HK
香港☐ K
九龍☒ NT
新界Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團**Part 1 Annual Inspection ONLY**
第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
11.	應急照明系統	G/F Reception	安裝應急照明燈	Conforms with FSD requirements	21-09-2022
12.	出口指示牌	G/F Reception	a & b : TS-EL-2053x1套 安裝出口指示牌x1套		

Part 3 第三部 Defects 損壞事項

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

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

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

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

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

Authorized
Signature:
受權人簽署Name:
姓名FSD/RC No.:
消防處註冊號碼Company Name:
公司名稱Telephone:
聯絡電話Date:
日期


Chan Yuk Yee

RC1/441 RC2/614

New Extend Engineering Ltd.

2789-2033

21-09-2022

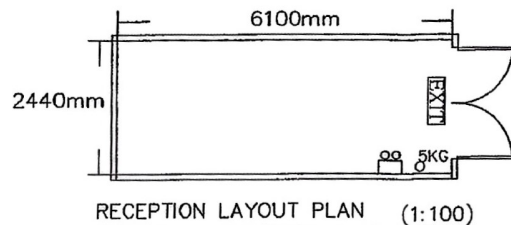
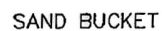
For FSD
use only:

Inspected

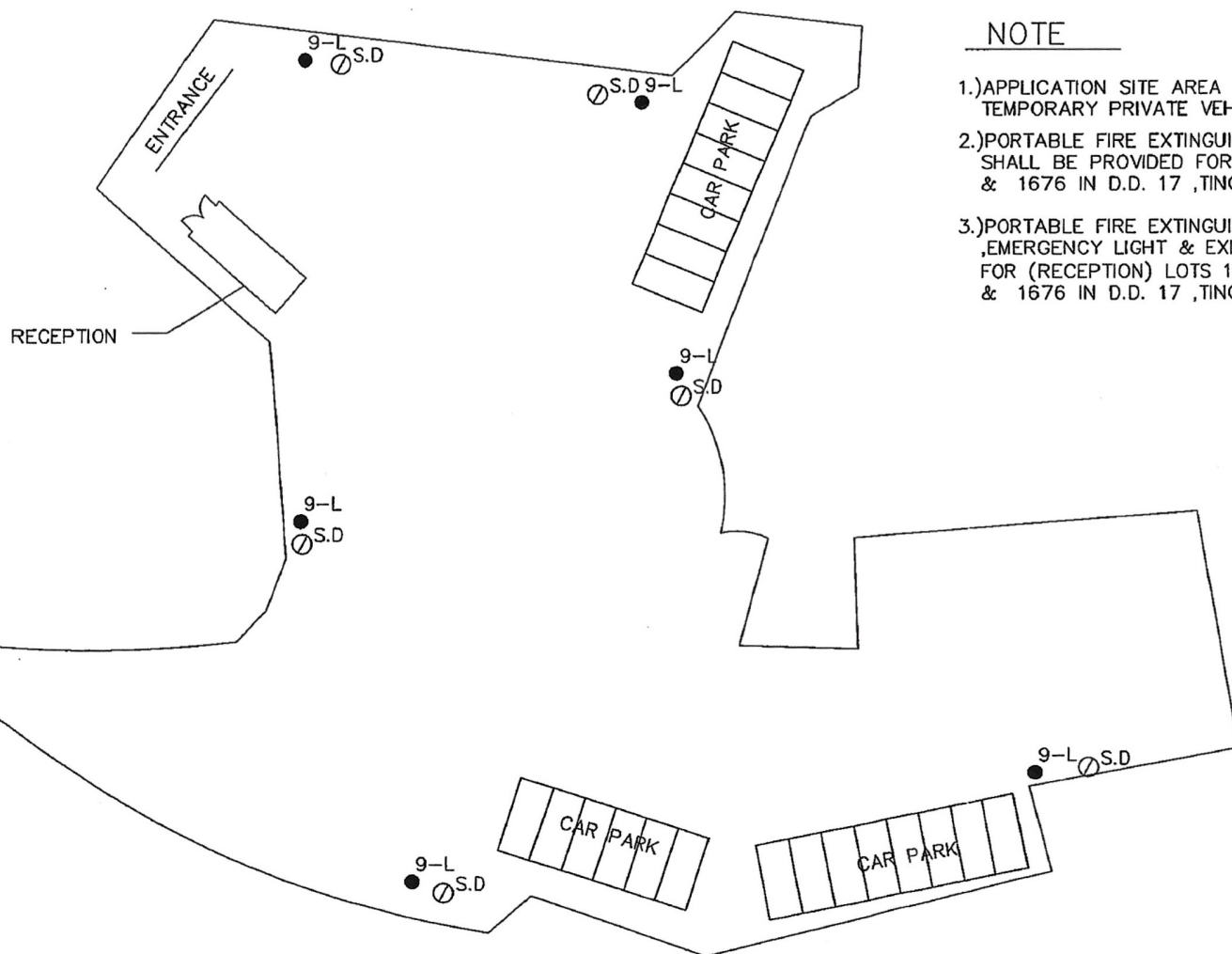
Key-in

Verified

1. RECEPTION	$6.10 \times 2.44 = 14.88\text{M}$	2.7m (H)
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- 1.)APPLICATION SITE AREA 1,685.03 Sq.m FOR
TEMPORARY PRIVATE VEHICLE PARK
- 2.)PORTABLE FIRE EXTINGUISHERS AND SAND BUCKET
SHALL BE PROVIDED FOR LOTS 1657 , 1658 , 1663
& 1676 IN D.D. 17 ,TING KOK VILLAGE ,TAI PO, N.T.
- 3.)PORTABLE FIRE EXTINGUISHERS , SAND BUCKET
,EMERGENCY LIGHT & EXIT SIGN SHALL BE PROVIDED
FOR (RECEPTION) LOTS 1657 , 1658 , 1663
& 1676 IN D.D. 17 ,TING KOK VILLAGE ,TAI PO, N.T.



CONTRACTOR: 承建
NEW EXTEND ENG. LTD.
新展工程有限公司
FLAT D5, 9/F., FUK SING IND. BLDG
2WALNUT ST., TAI KOK TSUI
KOWNLOON
TEL: 27892033 FAX: 27892063

TITLE: 圖名

FIRE EXTINGUISHERS, SAND
BUCKET, EMERGENCY LIGHT &
EXIT SIGN LAYOUT PLAN

PROJECT: 工程

Lot No. 1657,1658,1663&1676
in D.D. 17 , Ting Kok Village,
Tai Po , New Territories.

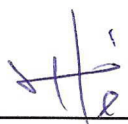
DRAWN BY : 制圖	REX CHAN
CHECKED BY: 校核	
SCALE: 比例	N. T. S.
DRAWING NO: 圖號	FS-01
DATE: 日期	25 -03-2021

致：規劃署

大埔汀角丈量約份 17 約地段第 1657 號(部分)、第 1658 號(部分)、
第 1663 號餘段(部分)(及第 1676 號(部分))
申請編號 A/NE-TK/775

本人為上述申請之代理人，現就早前 貴署對是項申請之商討作以下回應，場地之接待處及車輛出入口的正確位置在附圖以作修正，敬請參閱，附圖亦已顯示正確比例之車輛停泊位置，亦特此致函說明有關申請之車位面積，分別為 22 個私家車車位（每個面積為 6 米乘 2.5 米=15.0 平方米），附圖亦可清楚顯示每個車位之前方位置均有足夠空間可供車輛駛前倒後入位及掉頭，請代轉述運輸署。另亦請轉述水務署場地在運作時是絕對不會對近門口位置之水管造成任何影響，懇請 貴署明察及代為轉介各相關部門，並請給予批准。祝安！

代理人：


(許 軍 兒)

日期： 22 MAY 2023

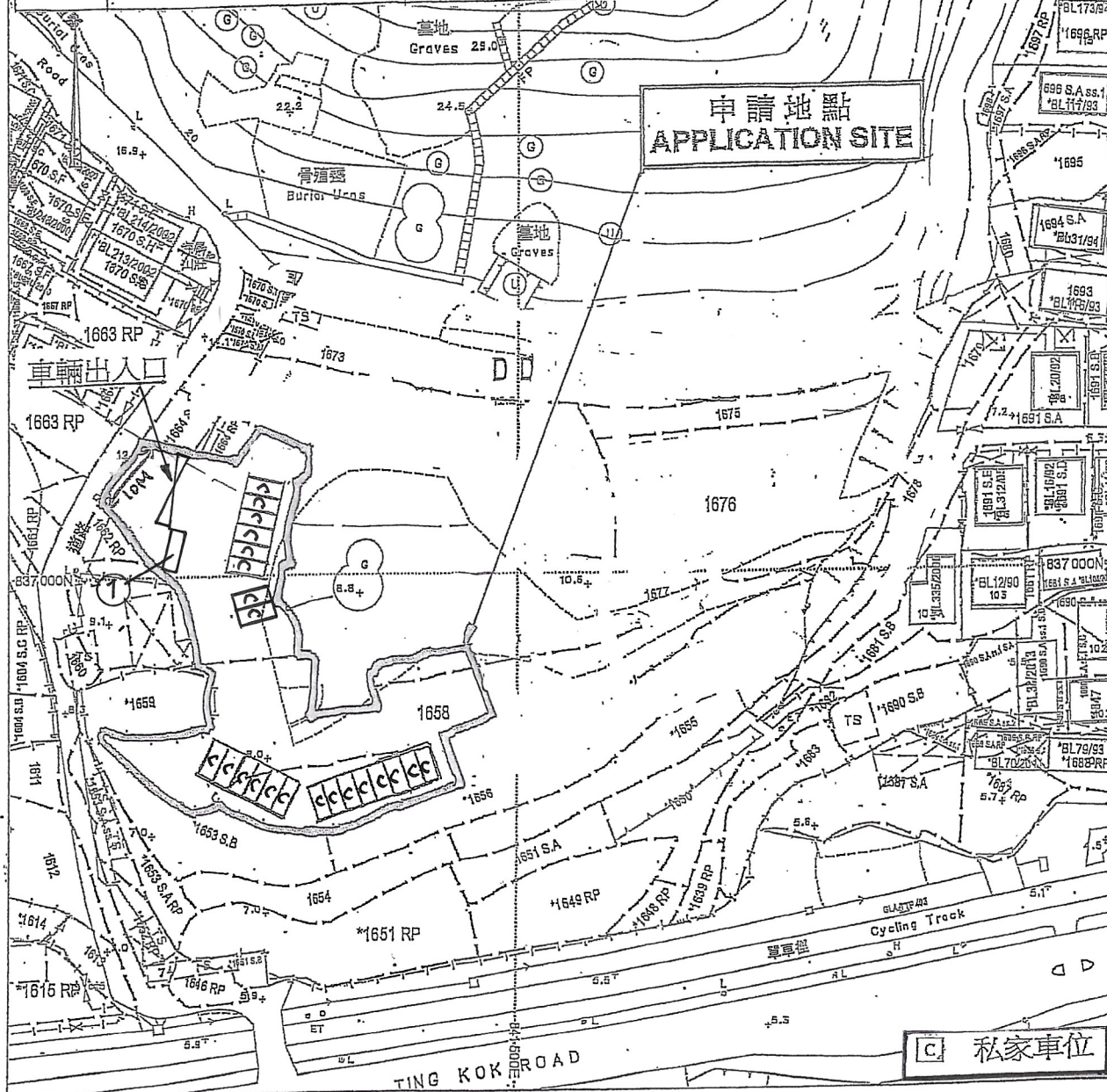
聯絡地址：

聯絡電話：

Site Plan

臨時停車場建築物資料:

號數	用途	面積	高度
1	接待處	$6.10 \times 2.44 = 14.88\text{m}^2$	2.74m



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000,

米 metres 10 0 10 20 30 40 60 米 metres

Locality : D.D.17

Lot Index Plan No. : TP0250022016

District Survey Office : Tai Po

Date : 26-Feb-2016

Reference No. : 3-SE-23B

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SMO-P01

20160226153321 10

免責聲明

本圖則乃地政索引圖的複本，顯示地段界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可憑藉短期通知出現或終止，因此應向有關的分區地政專員核證。本圖則所示的資料必須經過實地測量予以核實。當有更佳或新的地界證據時，地政索引圖可能會被修訂而無須事先通知。

Disclaimer

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan **MUST** be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.

致：城市規劃委員會

大埔汀角丈量約份 17 約地段第 1657 號(部分)、第 1658 號(部分)、
第 1663 號餘段(部分)(及第 1676 號(部分))
申請編號 A/NE-TK/775

本人為上述申請之代理人，申請人承諾於規劃許可獲得批准後，會為
申請地點聘請認可人士或合資格土力工程師進行勘測，並提交所需之岩土
評估報告，懇請 貴委員會明察，並請給予批准。祝安！

代理人：


(許 軍 兒)

日期：25 JUL 2023

聯絡地址：

聯絡電話：

Previous s.16 Applications

Approved Application

Application No.	Use/Development	Date of Consideration
A/NE-TK/688	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	6.11.2020 (Revoked on 6.2.2023)

Rejected Application

Application No.	Use/Development	Date of Consideration	Rejected Reason
A/NE-TK/670	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	5.7.2019	R1

Rejection Reason

- R1. The applicant failed to demonstrate that the proposed development would not result in adverse geotechnical impact on the Site and its surrounding areas.

**Similar Applications in the Vicinity of the Site
within the Same “REC” Zone in the Past Five Years**

Approved Applications

Application No.	Use/Development	Date of Consideration
A/NE-TK/684 ¹	Proposed Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	1.9.2020
A/NE-TK/699 ²	Proposed Temporary Private Car Park for a Period of 3 Years	12.3.2021 (Revoked on 12.9.2021)
A/NE-TK/741	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	18.2.2022
A/NE-TK/747 ²	Proposed Public Vehicle Park (Private Cars Only)	1.4.2022 (Approved for a Period of 5 Years; revoked on 1.4.2023)
A/NE-TK/780 ¹	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	25.8.2023

¹ Applications No. A/NE-TK/684 and 780 cover the same site.

² Applications No. A/NE-TK/699 and 747 cover the same site.

Government Departments' General Comments

1. Land Administration

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

- the Site comprises Old Schedule Agricultural Lots held under Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval from LandsD.

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. Environment

Comment of the Director of Environmental Protection (DEP):

- no comment on the application; and
- no environmental complaint in relation to the Site was received in the past three years.

4. Landscape

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

- no objection to the application from landscape planning perspective;
- the Site is located in a rural coastal plains landscape character comprising village houses, temporary structures and tree clusters. The applied use is not incompatible to the landscape character of the surrounding area; and
- the majority of the Site is hard-paved with no significant landscape resources observed. Significant adverse impact on existing landscape resources arising from the development is not anticipated.

5. Geotechnical

Comment of the Head (Geotechnical Engineering Office) of Civil Engineering and Development Department (H(GEO), CEDD):

- suspected unauthorized site formation works at the Site and the surrounding area were observed previously. To ensure that the development would not affect or be affected by the adjacent fill slope(s), it is considered necessary to conduct an investigation to delineate the scale and extent of the slope works and ensure that no adverse geotechnical impacts will be caused by the development to the surrounding areas. Should the application be approved, approval conditions requiring submission of a geotechnical investigation report and implementation of necessary geotechnical works identified therein is recommended.

6. Drainage

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

- should the application be approved, an approval condition on submission and implementation of drainage proposal for the Site is recommended to ensure that it will not cause adverse drainage impact to the adjacent areas.

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 to his satisfaction.

8. Other Departments

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

- Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- Project Manager (North), 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 application site (the Site);
- (b) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
 - (i) the subject lots have no right of vehicular access nor right of way under lease. There is no guarantee the existing access can be used as vehicular access to the application site (the Site). In the event that the existing access to the Site encroached onto adjoining private lot(s), the applicant shall liaise with the concerned lot owner(s) for their right of access over these lots;
 - (ii) should the Town Planning Board (the Board) approve the application, the lot owners are required to submit application for Short Term Waiver (STW) to LandsD if they wish to erect structures on the Site. LandsD will consider the STW application in accordance with the established procedures and guidelines. However, there is no guarantee at this stage that the STW application would be approved. If the STW application is approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD including the payment of rental, waiver fee and administrative fee as considered appropriate; and
 - (iii) the applicant is required to clear any existing structures on the Site immediately unless they are covered by valid approval. Otherwise appropriate lease enforcement action will be taken in due course;
- (c) to note the comment of the Commissioner for Transport (C for T) that the village access connecting Ting Kok Road 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 comment of the Director of Environmental Protection (DEP) that the applicant should follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimize any potential environmental nuisance;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) while there are DSD's public stormwater drains in this area, the applicant should have his own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings to be provided at the bottom of the boundary wall/fence to allow surface

runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development of the Site. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works; and

- (ii) for works to be undertaken outside the Site, prior consent and agreement from LandsD and/or relevant private lot owners should be sought;
- (f) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- (i) existing water mains are affected as indicated on **Plan A-2** and no development which requires resiting of water mains will be allowed;
 - (ii) details of site formation works shall be submitted to the Director of Water Supplies (DWS) for approval prior to commencement of works;
 - (iii) no structures shall be built or materials stored within 1.5m from the centre line(s) of the water main(s) shown on **Plan A-2**. Free access shall be made available at all times for staff of the DWS or their contractors to carry out construction, inspection, operation, maintenance and repair works;
 - (iv) no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on **Plan A-2**. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the DWS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
 - (v) no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; and
 - (vi) tree planting may be prohibited in the event that the DWS considers that there is any likelihood of damage being caused to water mains;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
- (i) 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 locations of where the proposed FSIs to be installed should be clearly marked on the layout plans; and

- (ii) if the proposed structure(s) is required to comply with the Building Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) if the existing structures are erected on leased land without approval of the Buildings Department (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;
 - (ii) before any new buildings 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;
 - (iii) 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 buildings works or UBW on the Site under the BO;
 - (iv) any temporary shelters or converted containers for storage or other uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations (B(P)R);
 - (v) the Site shall be provided with means of obtaining access thereto from a street under Regulation 5 of the B(P)R and emergency vehicular access (EVA) shall be provided under the Regulation 41D of the B(P)R;
 - (vi) 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;
 - (vii) 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 the B(P)R 72 and Division 3 of Design Manual: Barrier Free Access 2008 if BFA requirements are applicable to the subject development; and
 - (viii) formal submission under BO is required for any proposed new works, including any temporary structure, site formation works like filling of ponds and land and site formation drainage works. Detailed comments under BO on individual sites for private developments such as permissible plot ratio, site coverage, EVA, private streets and/or access roads, barrier free access and facilities, compliance with the

sustainable building design guidelines (SBD) etc. will be formulated at the formal building plan submission stage.

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



A/NE-TK/775 DD 17 Lung Mei Recreation

09/05/2023 20:51

From:

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

File Ref:

Dear TPB Members,

688 - REVOKED ON 6.2.2023:

As the applicant had failed to comply with conditions (g), (h) & (i) satisfactorily by 6.2.2023, the planning permission for the subject application had already been revoked on the same date.

To approve this operation yet again is tantamount to declaring that the planning system is a charade.

Mary Mulvihill

From:

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

Date: Tuesday, 6 October 2020 4:09 AM CST

Subject: A/NE-TK/688 DD 17 Lung Mei Recreation

A/NE-TK/688

Lots 1657 (Part), 1658 (Part), 1663 RP (Part) and 1676 (Part) in D.D. 17, Ting Kok Village, Tai Po

Site area : About 1,685.03sq.m

Zoning : "Recreation"

Applied use : 22 Vehicle Parking

Dear TPB Members,

Despite the revelations re the previous attempt to get approval for illegal brownfield operations and damage to slopes no remedial action has been taken. Instead the applicant has removed the GB element from the plan.

In response to a Member's enquiry relating to the unauthorized site formation works at the Site, Ms Kathy C.L. Chan, STP/STN, said that no lease enforcement action was taken by the Lands Department (LandsD) as the unauthorised site

formation works did not breach the lease. However, advisory letters had been issued by LandsD to the lot owners **requiring them to restore the original landscape and provide cover on the slope.**

The site is trashed. Members have to question 70sq.mts per vehicle?

Ting Kok is renowned as a low rise recreational node where people go to enjoy the views of the mountains and waterfront. The community is in dire need of additional recreational facilities.

Members should reject this application to encourage the development of the site in line with its planning intention and location just opposite the Long Mei Artificial Beach.

Mary Mulvihill

From:

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

Sent: Tuesday, June 11, 2019 3:02:10 AM

Subject: A/NE-TK/670 DD 17 Lung Mei GB

A/NE-TK/670

Lots 1657 (Part), 1658 (Part), 1663 RP (Part), 1672 (Part), 1674 (Part), 1675, 1676 and 1678 (Part) in D.D. 17, Lung Mei, Ting Kok Road, Tai Po

Site area 5,047 m²

Zoning : "Recreation" and "Green Belt"

Applied Use : Car Park 61 Vehicles

Dear TPB Members,

The minimum size of a parking slot is 5mt x 2.5mt = 12.5mts x 61 = 800sq. mts plus a further 100 or so mts for the aisle. Add in additional site coverage for portable washrooms, no mention of number in this No Names application, and it would appear that 85% of the site would be given over to uses other than Parking.

Not only is the application a singularly inefficient use of land, it is also totally inappropriate land use for lots zoned for recreation and GB.

Application 599 for the lots in front for BBQ and parking was deferred on 23 Dec 2016. However Google Maps shows that the lots are being operated by what looks like a cabin style accommodation?

This site has had all the vegetation stripped and is clearly a 'Destroy to Build'. Can member please question relevant authorities as to why no action has been taken with regard to what is obvious illegal brownfield operations at both locations?

Approval of this application would encourage further abuse of sites zoned for GB buffer and the enjoyment of the public. What should be an attractive rural retreat has been reduced to a barren waste.

Mary Mulvihill