

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。

- 3 OCT 2024

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

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

2402095

26/8

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/824
	Date Received 收到日期	- 3 OCT 2024

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

1. Name of Applicant 申請人姓名/名稱
(<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
YIP WAI YIN 葉偉賢

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 408 RP, 410 RP部份, 411RP, 412 RP, 422 DD 14, tung tsz road, tai po NT
(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 1418 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) NA sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/NE-TK/19
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR
(f) Current use(s) 現時用途	臨時公眾停車場 (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 30/08/2024 (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 30/08/2024 (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 or Regulated Areas**

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

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

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

(a) Proposed use(s)/development
擬議用途/發展

臨時公眾停車場（私家車、中型貨車）為期三年及相關填土工程

(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 三年☐ month(s) 個月**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 1418 sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 NA sq.m ☐ About 約

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

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

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

.....

.....

.....

.....

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 15

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 8

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

.. 星期一至日二十四小時及包括公眾假期 ..

(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

☒ 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))

洞梓路

☐ 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)

No 否

☐

(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

☐ Please provide details 請提供詳情

No 否

☒

(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

☒ (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)

☐ Diversion of stream 河道改道☐ Filling of pond 填塘Area of filling 填塘面積 sq.m 平方米 ☐ About 約Depth of filling 填塘深度 m 米 ☐ About 約☒ Filling of land 填土Area of filling 填土面積 ..1418..... sq.m 平方米 ☒ About 約Depth of filling 填土厚度 ..0.1..... m 米 ☒ About 約☐ Excavation of land 挖土Area of excavation 挖土面積..... sq.m 平方米 ☐ About 約Depth of excavation 挖土深度m 米 ☐ About 約

No 否

☐

(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
On traffic 對交通
On water supply 對供水
On drainage 對排水
On slopes 對斜坡
Affected by slopes 受斜坡影響
Landscape Impact 構成景觀影響
Tree Felling 砍伐樹木
Visual Impact 構成視覺影響
Others (Please Specify) 其他 (請列明)

Yes 會 ☐No 不會 ☒Yes 會 ☐No 不會 ☒Yes 會 ☐No 不會 ☒Yes 會 ☐No 不會 ☒Yes 會 ☐No 不會 ☒Yes 會 ☐No 不會 ☒Yes 會 ☐No 不會 ☒Yes 會 ☐No 不會 ☒Yes 會 ☐No 不會 ☒Yes 會 ☐No 不會 ☒

	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)
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.....	
.....	
.....	
.....	

(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

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。

申請臨時公眾停車場理由如下：

1) 該區域停車位不足 (沒有停車位)

2) 避免車輛停泊在行車或行人路上影響其他道路使用者或行人安全

3) 是次申請地點範圍內現有地面是泥土，避免車輛出入把泥土帶出行車及行人路 (洞梓路) 影響環境衛生及其他道路使用者安全，所以於申請地點會使用瀝青進行填土工作。(填土厚度0.1米)

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

.....
.....

.....
.....

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ 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

14/06/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置／地址	Lot 408 RP, 410 RP部份, 411 RP, 412 RP, 422 DD 14, tung tsz road, tai po NT	
Site area 地盤面積	1418 (includes Government land of 包括政府土地	sq. m 平方米 <input checked="" type="checkbox"/> About 約 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/NE-TK/19	
Zoning 地帶	AGR	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 <u>三年</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	臨時公眾停車場 (私家車、中型貨車) 為期三年及相關填土工程	

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		23
	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) _____ _____		15 8
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
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 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） 位置圖、地段索引圖、填土位置圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.

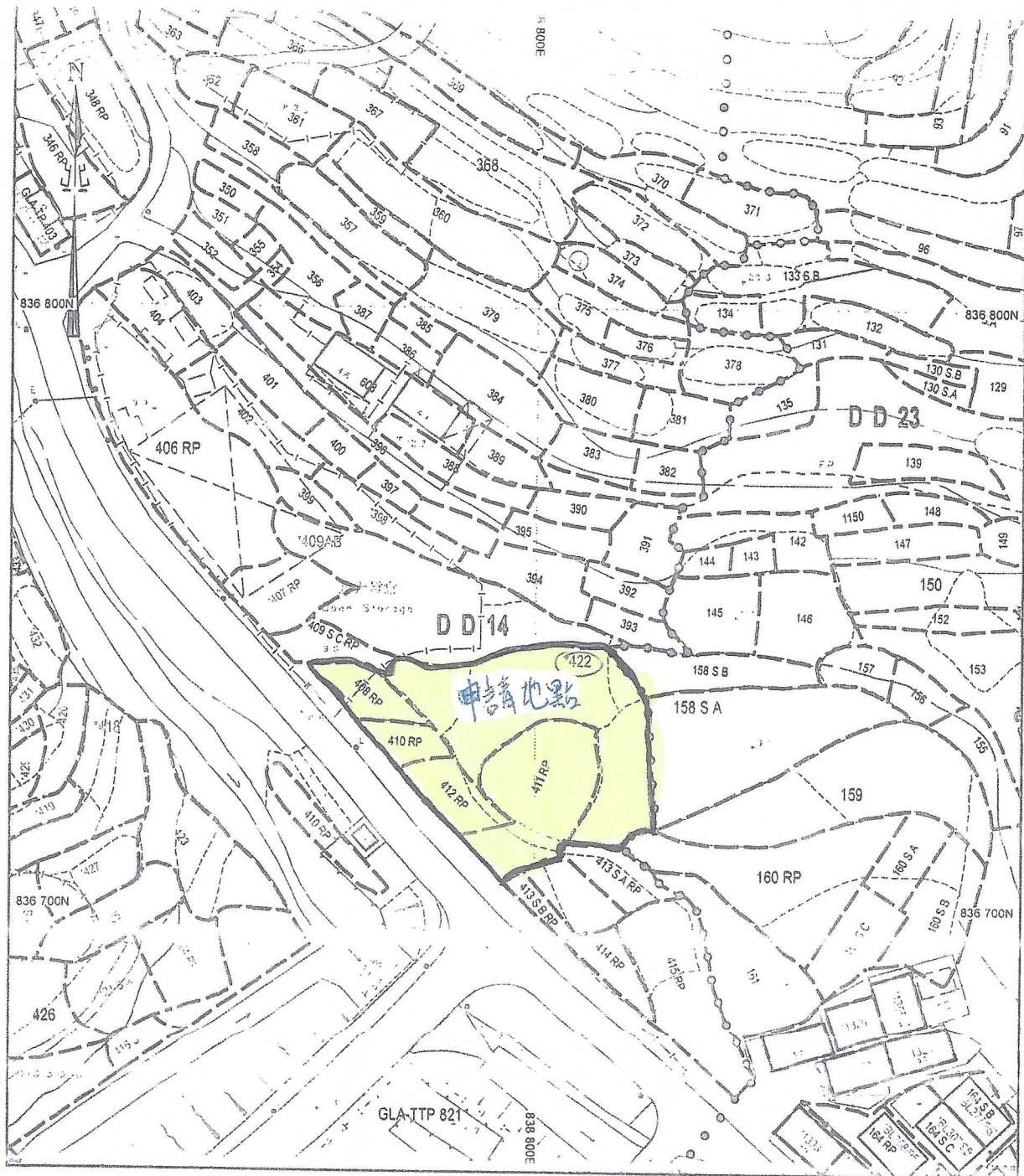
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

布局圖

- 私 私家車 X15
- 中 中型貨車 X8



地段索引圖 LOT INDEX PLAN



地政總署測繪處

Survey and Mapping Office, Lands Department

SCALE 1:1000
metres 10 0 10 20 30 40 50 metres

Locality :

Lot Index Plan No. : LIP1540208P

District Survey Office : DSOTP

Date : 21-Mar-2023

Reference No. : 3-SE-218

香港特別行政區政府 版權所有
© Copyright reserved - Hong Kong SAR Government
SMO P01 20230321 11:00:00 10

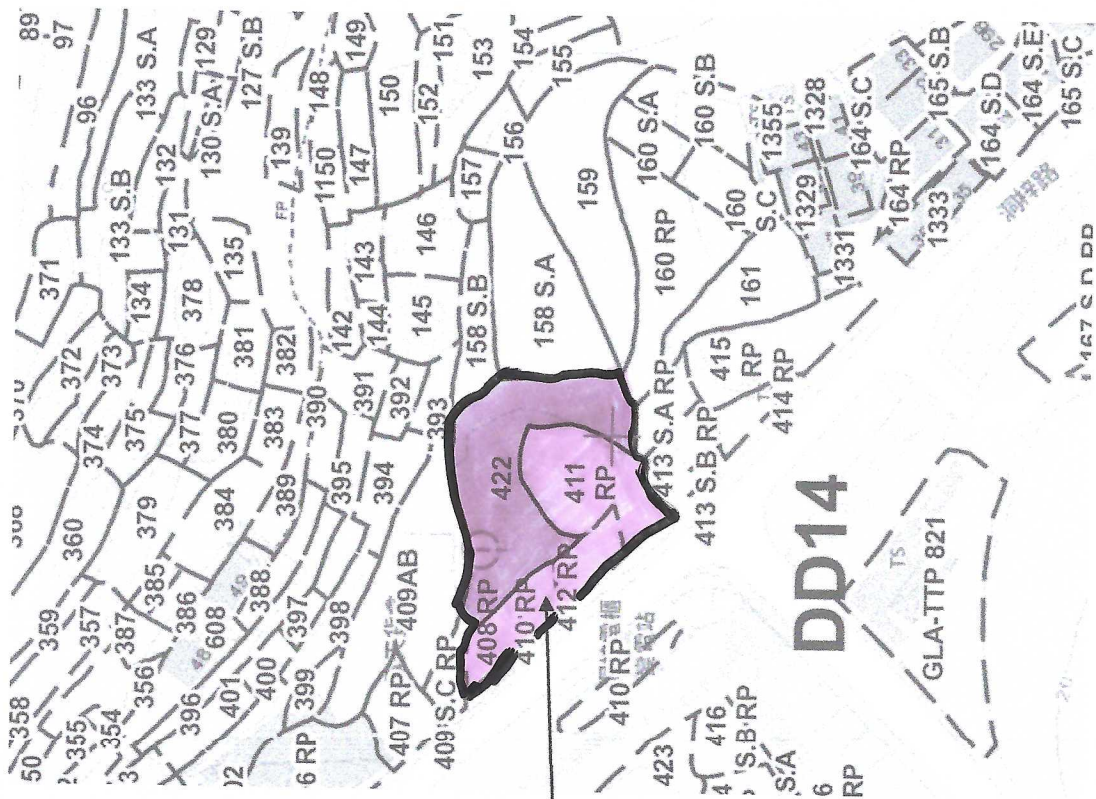
摘要說明：本地段索引圖在背景的地形圖上顯示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約的地、以及其他作核准用途的土地。請注意：(1) 本索引圖上的資料會按不時更新而不作事先通知；(2) 索引圖的更新或會基於有關資料的實際變遷，以及(3) 本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應諮詢專業土地測量師的意見。

免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification, (2) there may be time lag between an update and the related changes taken place, and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

填土位置圖

S/NE-TK/19



以上是填土位置

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

Charlotte Tsz Wing WUN/PLAND

寄件者: [REDACTED]
寄件日期: 2024年10月23日星期三 11:37
收件者: Charlotte Tsz Wing WUN/PLAND
主旨: A/NE-TK/824
附件: No. ANE-TK824.pdf

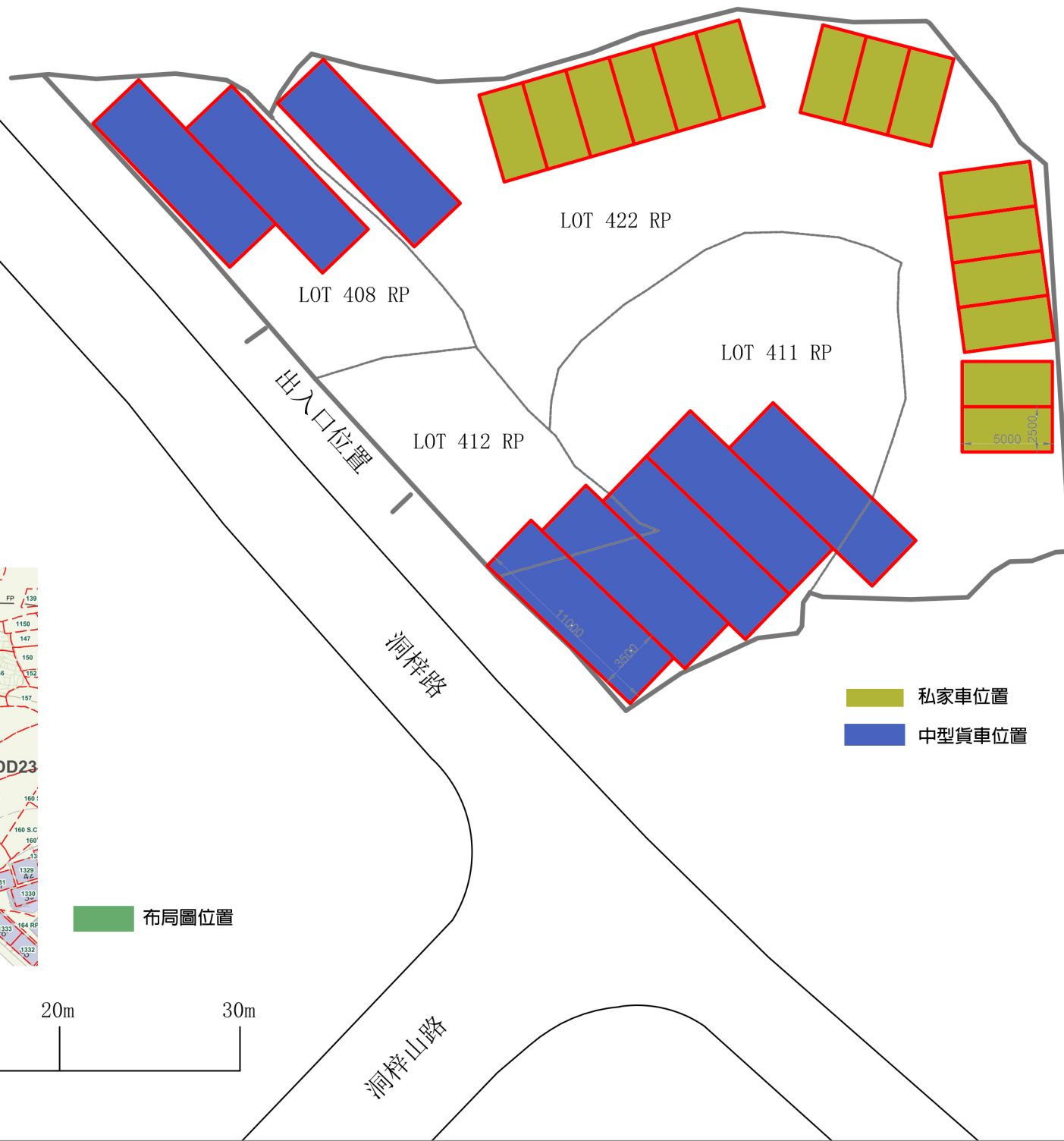
類別: Internet Email



申請人：葉偉賢



布局圖位置



- 私家車位置
- 中型貨車位置

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

Charlotte Tsz Wing WUN/PLAND

寄件者: [REDACTED]
寄件日期: 2024年10月30日星期三 11:49
收件者: Charlotte Tsz Wing WUN/PLAND
主旨: Re: A/NE-TK/824

類別: Internet Email

公眾停車場開放時間：
星期一至日二十四小時全天候開放

申請人：葉偉賢

[REDACTED]

從我的iPhone傳送

[REDACTED] 於2024年10月23日 11:36寫道：



申請人：葉偉賢

[REDACTED]

從我的iPhone傳送
<No. A:NE-TK:824.pdf>

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

Charlotte Tsz Wing WUN/PLAND

寄件者: [REDACTED]
寄件日期: 2024年10月31日星期四 10:29
收件者: Charlotte Tsz Wing WUN/PLAND
主旨: Re: Planning Application No. A/NE-TK/824

類別: Internet Email

申請臨時更改土地用途（公眾私家車及中型貨車停車場）為期三年

申請編號（No. A/NE-TK/824）

申請私人地段（“Agriculture” zone at Lots 408 RP, 410 RP (Part), 411 RP, 412 RP, 422 in D.D. 14, Tung Tsz, Tai Po, New Territories.）

申請及使用範圍，不包括鄰近政府土地。

申請人：葉偉賢

[REDACTED]

從我的 iPhone 傳送

> Charlotte Tsz Wing WUN/PLAND <ctwwun@pland.gov.hk>於 2024 年 10 月 31 日 10:14 寫道：

>

> “Agriculture” zone at Lots 408 RP, 410 RP (Part), 411 RP, 412 RP, 422 in D.D. 14, Tung Tsz, Tai Po, New Territories.

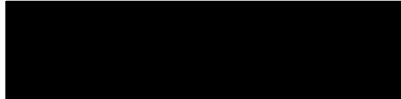
☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

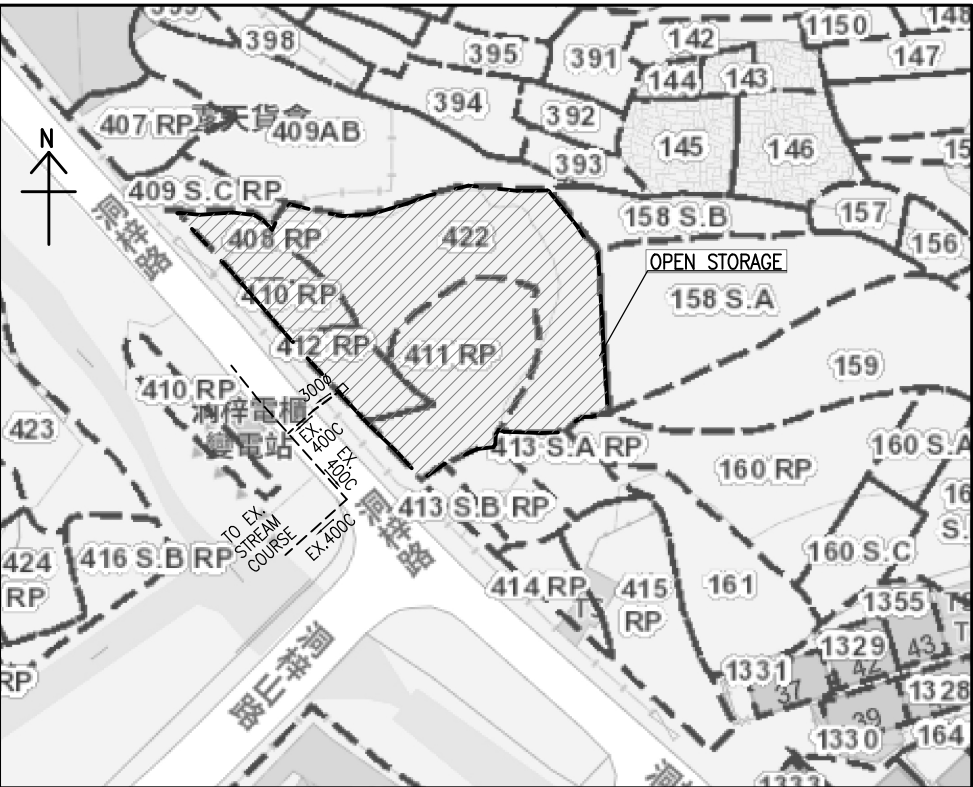
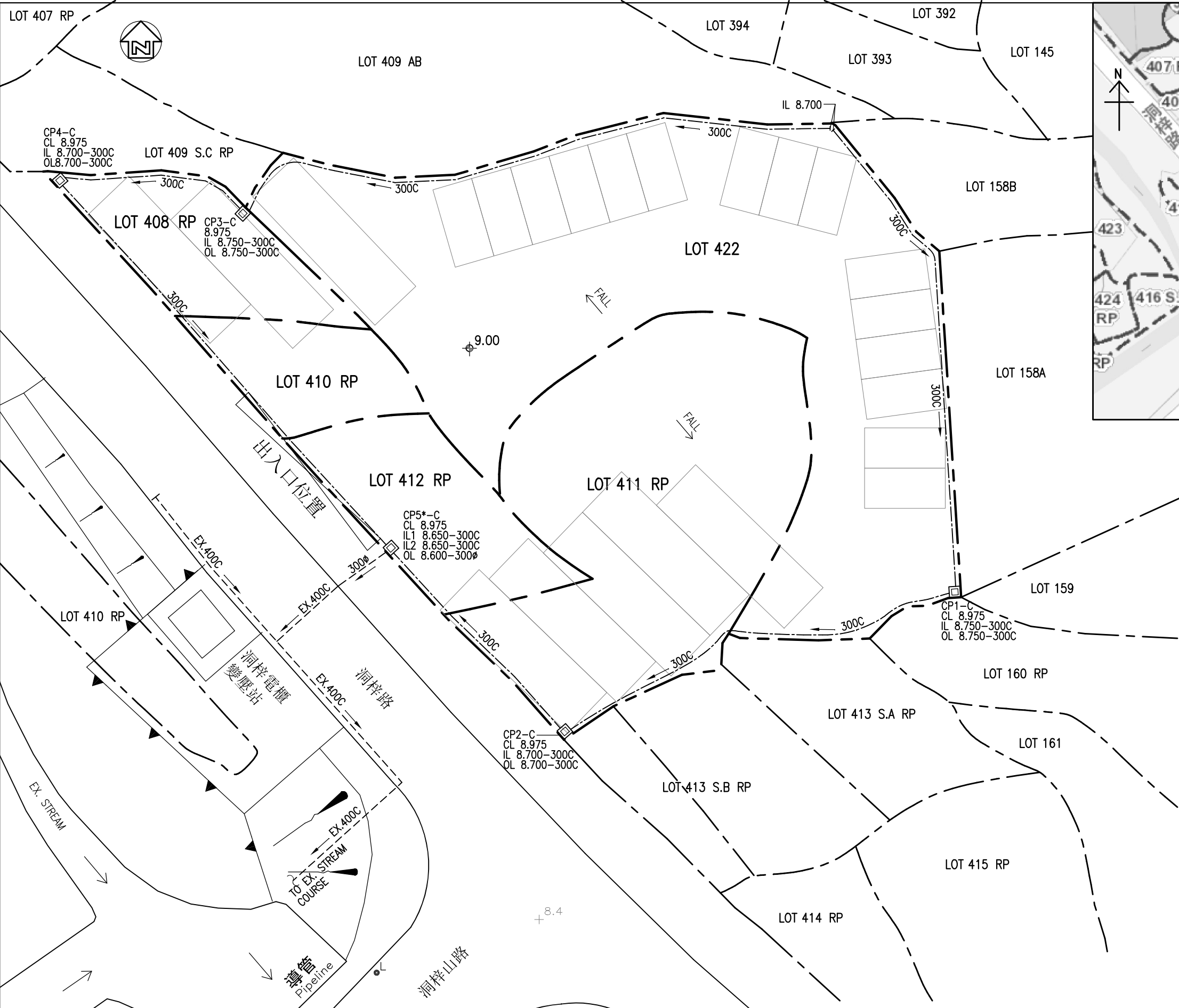
Charlotte Tsz Wing WUN/PLAND

寄件者: [REDACTED]
寄件日期: 2024年11月12日星期二 19:46
收件者: Charlotte Tsz Wing WUN/PLAND
主旨: TK/824排水圖則
附件: Open Storage D01 (12-11-2024).pdf
類別: Internet Email



申請人：葉偉賢





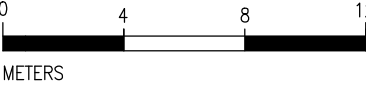
BLOCK PLAN
1 : 1000

NOTES :

- 1. PROPOSED U-CHANNEL AND CATCHPIT SHOULD COMPLY WITH FIG. 8.10 AND FIG. 8.11 OF THE GEOTECHNICAL MANUAL FOR SLOPES RESPECTIVELY. PROPOSED PIPE TO BE UPVC PIPE (WITH CONCRETE SURROUND) UNLESS OTHERWISE NOTED.
- 2. COVER OR GRATINGS TO BE PROVIDED FOR CHANNELS & CATCHPITS CLOSE TO FOOTPATH. DETAILS REFER TO CEDD'S DRAWING C2407 & C2412.
- 3. DETAILS OF COVER FOR CATCHPIT AND U-CHANNEL SHOULD COMPLY WITH CEDD'S STANDARD DRAWING NOS. C2405 TO C2407 AND C2412 RESPECTIVELY.

LEGENDS :

- LOT BOUNDARY
- CL 8.975 COVER LEVEL/GROUND LEVEL (mPD)
- CP1-C, CP2-C, CP3-C, CP4-C PROPOSED CATCHPIT UNDERGROUND - SURFACE FLUSH WITH GROUND (COVER REFER TO CEDD DRG C2407)
- CP5*-C PROPOSED CATCHPIT WITH TRAP (CEDD DRG. C2406)
- 300ø PROPOSED 300mm STORMWATER DRAIN PIPE
- 300C PROPOSED 300mm COVER CHANNEL
- IL INLET LEVEL MPD
- OL OUTLET LEVEL MPD
- 9.00 PROPOSED PLATFORM LEVEL (mPD)



PROJECT	LOTS 408 RP, 410 RP, 411 RP, 412 RP & 422 IN D.D.14, TUNG TSZ SHAN ROAD, TAI PO, N.T.			DRAWING NO.	D01	DESIGNED	NOV. 2024	SCALE	1 : 250
TITLE	STORMWATER DISPOSAL PLAN			DESIGN CHECKED	S.W.	DESIGNED	S.W.	DRAWN	A.T.

**Similar Applications within other “AGR” zones or straddling “AGR” and “V” zones
in the vicinity of the Site on the Ting Kok Outline Zoning Plan**

Rejected Applications

Application No.	Uses/Developments	Zoning(s)	Date of Consideration	Rejection Reasons
A/NE-TK/636	Temporary Vehicle Park (Private Car and Light Goods Vehicle) for a Period of Three Years	“AGR” and “V”	6.4.2018	R1 – R3
A/NE-TK/671	Proposed Temporary Public Vehicle Park (Private Cars Only) for a Period of Three Years	“AGR”	25.10.2019 (on review)	R1 and R3
A/NE-TK/739	Temporary Private Vehicle Park (Private Cars Only) with Pedestrian and Vehicular Access for a Period of Three Years and Filling of Land	“AGR”	28.1.2022	R1 and R2
A/NE-TK/740	Proposed Temporary Private Vehicle Park (Private Cars and Light Goods Vehicles Only) for a Period of Three Years	“AGR”	13.5.2022 (on review)	R1 and R2

Rejection Reasons

- R1. The development is not in line with the planning intention of the “Agriculture” (“AGR”) zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention of “AGR” zone, even on a temporary basis.
- R2. The applicant fails to demonstrate in the submission that the development would not result in adverse landscape and/or traffic impacts.
- R3. The approval of the application, even on a temporary basis, would set an undesirable precedent for other similar applications in the “AGR” zone. The cumulative effect of approving such applications would result in a general degradation of the landscape character of the area.

Government Departments' General Comments

1. Land Administration

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

- (a) no objection to the application;
- (b) the Site comprises five Old Schedule Agricultural Lots all in D.D. 14 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- (c) the following irregularities not covered by the planning application have been detected by her office:

The Government land (GL) adjoining the Site has been fenced off without permission. The GL being illegally occupied is not included in the application. Any occupation of GL without Government's prior approval is an offence under Cap. 28. The applicant/occupier should remove the hoarding on GL which is not covered by the planning application immediately. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;

- (d) there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access thereto; and
- (e) her advisory comments are set out at **Appendix IV**.

2. Traffic

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- (a) no adverse comment on the application; and
- (b) his advisory comments are set out at **Appendix IV**.

3. Landscape

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

- (a) based on the aerial photo of 2023, the Site is situated in an area of rural coastal plains landscape character surrounded by dense woodland, vegetated areas, vacant land, village houses to the south in area zoned "Village Type Development" and open storage to the west in area zoned "Green Belt". The proposed use is considered not entirely incompatible with the surrounding environment;

- (b) according to site visit record dated 22.10.2024, the Site is covered by self-seeded vegetation. An existing tree is located at the periphery of the western corner of the Site. According to the Application Form, no tree felling is involved. Significant adverse landscape impact on the existing landscape resources arising from the proposed use is not anticipated; and
- (c) her advisory comments are set out at **Appendix IV**.

4. Drainage

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

- (a) an approval condition on submission and implementation of drainage proposal for the Sites is recommended to ensure that they will not cause adverse drainage impact to adjacent areas; and
- (b) her advisory comments are set out at **Appendix IV**.

5. Fire Safety

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

- (a) no in-principle objection to the application subject to fire service installations and water supplies for fire-fighting being provided to his satisfaction; and
- (b) his advisory comments are set out at **Appendix IV**.

6. Building Matters

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

- (a) no objection to the application;
- (b) site formation works, i.e. land filling, are building works under the control of the Building Ordinance (BO). Before the proposed filling of land is to be carried out on the Site, the prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works. An Authorized Person should be appointed as the co-ordinator for the proposed site formation in accordance with the BO; and
- (c) his advisory comments are set out at **Appendix IV**.

7. Other Departments

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

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);

- Project Manager/North, Civil Engineering and Development Department (PM/N, CEDD);
- Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD); and
- District Officer (Tai Po), Home Affairs Department (DO(TP), HAD).

Recommended Advisory Clauses

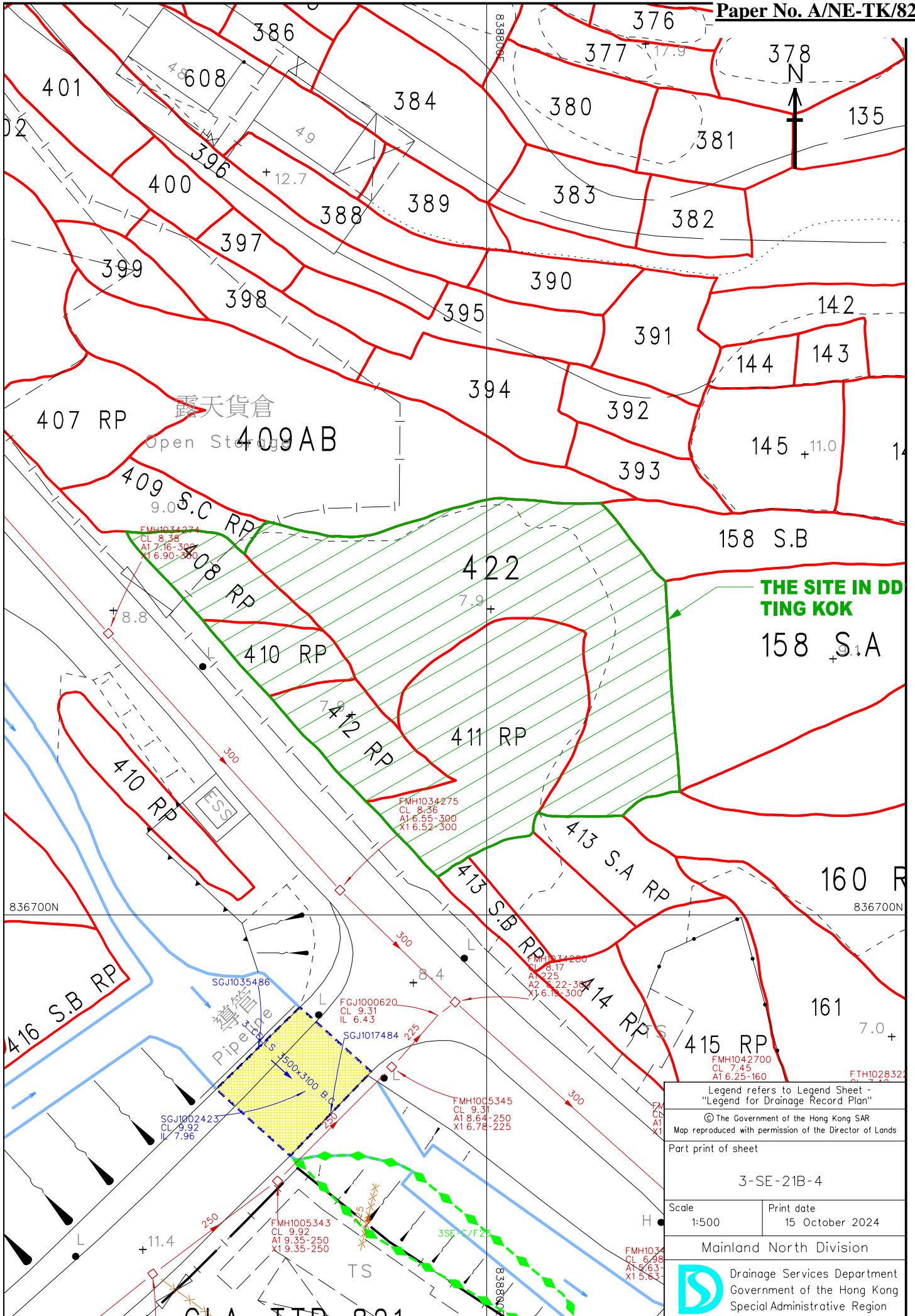
- (a) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
- (i) the Government land (GL) adjoining the Site has been fenced off without permission. The GL being illegally occupied is not included in the application. Any occupation of GL without Government's prior approval is an offence under Cap. 28. The applicant/occupier should remove the hoarding on GL which is not covered by the planning application immediately. His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;
 - (ii) there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access thereto;
 - (iii) the lots owners are required to submit application for Short Term Waiver ("STW") 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 above 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, waiver fee and administrative fee as considered appropriate. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered; and
 - (iv) the applicant will likely make use of the adjoining unleased/unallocated GL as vehicles access to and from Tung Tsz Road. The maintenance and management responsibility of the said GL and any other GL leading to the Site should be sorted out with the relevant Government departments, prior to the use of access purpose. Neither occupation nor works of any kind thereon is allowed without the prior approval from LandsD.
- (b) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
- (i) if the proposed access on Tung Tsz Road is approved by the Transport Department, the applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains.
- (c) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
- (i) with reference to the site inspection dated 22.10.2024, part of the crown of a large tree

(i.e. *Aleurites moluccana*) located at the west outside the Site is extended into the Site. The applicant is reminded to preserve the existing tree in close proximity to the Site as far as practicable and land filling works should be carried out away from tree protection zone (TPZ) of preserved trees. The applicant is advised to adjust the extent of land filling to avoid damaging the tree roots; and

- (ii) should works within TPZ/interference with existing tree unavoidable, the applicant is reminded to observe relevant circulars/guidelines and approach relevant authority/government department(s) direct to obtain necessary approval for tree works such as pruning, transplanting and felling prior to commencement of the works.
- (d) 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 its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development of the Site. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works;
 - (ii) there is existing public sewers in the vicinity of the Site. The drainage record plan is at **Appendix IVa** for ease of reference; and
 - (iii) the applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on GL (where required) outside the Site.
- (e) to note the comments of Director of Environmental Protection (DEP) that the applicant is advised to 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 nuisances.
- (f) 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 location of the proposed FSIs to be installed should be clearly marked; and
 - (ii) the applicant is reminded that if the proposed structures are required to comply with the

Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. If there are electric vehicle charging station involved, the requirements for Fireman's Emergency Switch is at **Appendix IVb** for reference.

- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) site formation works, i.e. land filling, are building works under the control of the Building Ordinance (BO). Before the proposed filling of land is to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed site formation in accordance with the BO;
 - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iv) if the existing structure (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;
 - (v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Sites under the BO;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vii) detailed checking under the BO will be carried out at building plan submission stage.



Requirements for the Fireman's Emergency Switch
from the Director of Fire Services

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

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

From:
Sent: 2024-11-02 星期六 02:32:23
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-TK/824 DD 14 Tung Tsz

A/NE-TK/824

Lots 408 RP, 410 RP (Part), 411 RP, 412 RP, 422 in D.D. 14, Tung Tsz, Tai Po

Site area: About 1,418sq.m

Zoning: "Agriculture"

Applied use: 23 Public Vehicle Park / **Filling of Land**

Dear TPB Members,

Strong Objections, this is a Destroy to Build / operate brownfield.

Members should note that the lots next to the site are tagged Open Storage but I cannot find any application for this use.

Google maps show that numerous empty 'V' zone lots on the other side of the village are being used for parking so there is no justification to use 'AG' zoned lots for this purpose.

The application should be rejected as the intention is apparently to fill in the land and extend the unapproved open storage.

Mary Mulvihill