

This document is received on 18 JAN 2024  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

*\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*  
\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期·應使用表格第S16-I號。

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

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

## **General Note and Annotation for the Form**

### **填寫表格的一般指引及註解**

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2400100

10/1 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/SK - CWBN / 76
	Date Received 收到日期	18 JAN 2024

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

### 1. Name of Applicant 申請人姓名/名稱

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

LAU, Chi Keung 劉志強

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

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

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址 / 地點 / 丈量約份及地段號碼 (如適用)	Lot 106 RP in D.D.239, Mang Kung Uk, Hang Hau, Sai Kung. 西貢坑口孟公屋 第239約地段第106號餘段
(b) Site area and/or gross floor area involved 涉及的地盤面積及 / 或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 <u>1,158</u> sq.m 平方米 <input 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)	<u>NA 不適用</u> .....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	Clear Water Bay Peninsular North 清水灣半島北 S/SK-CWBN/ 6
(e) Land use zone(s) involved 涉及的土地用途地帶	Village Type Development 鄉村式發展
(f) Current use(s) 現時用途	Temporary Vehicle Park (Private Cars and Light Goods Vehicles) (for a Period of 3 Years) 臨時停車場 (私家車及輕型貨車) (為期三年)  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施, 請在圖則上顯示, 並註明用途及總樓面面積)

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

The applicant 申請人 -

- is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分, 並夾附業權證明文件)。
- is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

(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)
	NA 不適用	

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

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

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

- sent request for consent to the “current land owner(s)” on \_\_\_\_\_ (DD/MM/YYYY)#  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」# 郵遞要求同意書\*

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

- published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)\*  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知\*
- posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)\*  
於 \_\_\_\_\_ (日/月/年)在申請地點 / 申請處所或附近的顯明位置貼出關於該申請的通知\*
- sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)\*  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會\*

Others 其他

- others (please specify)  
其他 (請指明)

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Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號  
申請人須就申請涉及的每一地段 (倘適用) 及處所 (倘有) 分別提供資料

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

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

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

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

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

NA 不適用

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

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

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 ..... sq.m  About 約Proposed gross floor area 擬議總樓面面積 ..... 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 \_\_\_\_\_

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		.....	
		.....	
(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 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)	
(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 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 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 type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input 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>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> 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	<u>A / SK-CWBN / 62</u>
(b) Date of approval 獲批給許可的日期	<u>26 / 03 / 2021</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>27 / 03 / 2024</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途 / 發展	<p>Temporary Vehicle Park (Private Cars and Light Goods Vehicles) (for a Period of 3 Years) 臨時停車場 (私家車及輕型貨車) (為期三年)</p>
(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 checked="" 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 checked="" type="checkbox"/> year(s) 年 <u>3 三</u></p> <p><input type="checkbox"/> month(s) 個月 .....</p>



## ***Part 7 - Justification* 第 7 部分--理由**

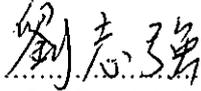
- (a) There is serious shortage of parking facilities at the local village. It was proven that the temporary vehicle park has relieved that situation.  
當地鄉村的泊車設施嚴重缺乏，已確實證明該臨時停車場可舒緩那情況。
- (b) The temporary vehicle park has been serving the villagers of Yu Uk Village, Wo Tong Kong and O Pui Village nearby.  
臨時停車場繼續為附近的俞屋村、禾塘崗及澳貝村的村民提供服務。
- (c) The temporary vehicle park will be open on 24-hour basis for the villagers' convenience.  
為方便村民，臨時停車場繼續 24 小時開放。
- (d) The temporary vehicle park provides a barrier free access to the elderly and disabled villagers.  
臨時停車場可供當地長者及殘障村民，作為無障礙通道。
- (e) The temporary vehicle park would act as an access for the emergency vehicles to approach the scene of village houses in case of unexpected incident occurred.  
在突發事件發生時，臨時停車場可為緊急車輛提供通道，前赴村屋現場。
- (f) It is appropriate to use this piece of vacant land as a carpark.  
善用這片空置土地作為停車場是最合適的。
- (g) The temporary vehicle park has been well managed by the applicant who would continue to comply with all conditions as set out by the Town Planning Board.  
申請人良好地管理臨時停車場，並繼續遵守城規會訂立的所有規則及條款。

**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

LAU CHI KEUNG

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

27 / 12 / 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	Lot 106 RP in D.D.239, Mang Kung Uk, Hang Hau, Sai Kung. 西貢坑口孟公屋 第239約地段第106號餘段
Site area 地盤面積	1,158 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	Clear Water Bay Peninsular North 清水灣半島北 S/SK-CWBN/ 6
Zoning 地帶	Village Type Development 鄉村式發展
Type of Application 申請類別	<input 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 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <u>三</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Vehicle Park (Private Cars and Light Goods Vehicles) (for a Period of 3 Years) 臨時停車場 (私家車及輕型貨車) (為期三年)

(i) Gross floor area and/or plot ratio 總樓面面積及 / 或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
(iii) Building height/No. of storeys 建築物高度 / 層數	Domestic 住用		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	30	
	Private Car Parking Spaces 私家車車位	20	
	Motorcycle Parking Spaces 電單車車位		
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	10	
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		
	Others (Please Specify) 其他 (請列明)		
	_____		
	_____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位 / 停車處總數		
	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)		
	_____		
	_____		

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<b>Chinese</b> 中文	<b>English</b> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖 / 布局設計圖	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖 / 園境設計圖Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Location Plan and Site Plan 位置圖 及 平面圖	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及 / 或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註: 可在多於一個方格內加上「✓」號		

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

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

[REDACTED]

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寄件者: Mr. LAU L.M. <[REDACTED]>  
寄件日期: 2024年02月26日星期一 11:00  
收件者: tpbpd/PLAND  
副本: Ryan Long Yin CHAN/PLAND; Sylvia Lok Yan LAM/PLAND  
主旨: Further Information -- Re : Application for Renewal of Planning Approval for Temporary Vehicle Park, Sai Kung.  
  
類別: Internet Email

Dear Sir / Madam,

I have submitted an application for Temporary Vehicle Park to Planning Department {i.e. planning application No. A/SK-CWBN/76 (Renewal of Planning Approval for Temporary Private Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of Three Years at Lot 106 RP in D.D. 239, Mang Kung Uk, Hang Hau, Sai Kung).

On 21 February, 2024, I have replied Director of Fire Services in regard to the following statement :

'I confirm that there is no change in the layout and proposed uses as compared with the previous application'.

Should you have any enquiries, please feel free to contact me. Thank you very much.

Regards,

LAU Chi Keung  
Mobile Phone No. [REDACTED]

**Relevant Extracts of Town Planning Board Guidelines  
on Renewal of Planning Approval and Extension of Time for Compliance  
with Planning Conditions for Temporary Use or Development  
(TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
  - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
  - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
  - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
  - (d) whether the approval period sought is reasonable; and
  - (e) any other relevant considerations.
  
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Town Planning Board (the Board) is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.



**Previous Applications at the Application Site**

**Approved Applications**

<b>Application No.</b>	<b>Proposed Use/Development</b>	<b>Date of Consideration</b>	<b>Approval Condition(s)</b>
A/SK-CWBN/35	Proposed Vehicle Park (Private Cars and Light Goods Vehicles) on a Temporary Basis for a Period of 3 Years	27.3.2015	(a) to (e), (g), (i)
A/SK-CWBN/44	Renewal of Planning Approval for Temporary Vehicle Park (Private Cars and Light Goods Vehicles) on a Temporary Basis for a Period of 3 Years	9.2.2018	(a) to (d), (f), (h) and (j)
A/SK-CWBN/62	Renewal of Planning Approval for Temporary Vehicle Park (Private Cars and Light Goods Vehicles) on a Temporary Basis for a Period of 3 Years	26.3.2021	(a) to (d), (f), (h) and (j)

**Approval Conditions**

- (a) No vehicle without valid license issued under the Road Traffic Ordinance is allowed to be parked/stored on the Site during the planning approval period.
- (b) Only private car and light good vehicles as defined in the Road Traffic Ordinance is allowed to enter/be parked on the Site at all time during the planning approval period.
- (c) A notice should be posted at a prominent location of the Site to indicate that only private cars and light goods vehicles as defined in the Road Traffic Ordinance are allowed to enter/be parked on the Site at all times during the planning approval period.
- (d) The submission and implementation of fire service installations and equipment for firefighting proposal within a specified period from the date of planning approval.
- (e) The submission and implementation of landscape proposal within a specified period from the date of planning approval.
- (f) The existing planters and landscape features within the Site should be maintained at all times during the planning approval period.
- (g) Permission shall cease to have effect and be revoked if the approval conditions (a), (b) or (c) listed above is not complied with during the specified planning approval period.
- (h) Permission shall cease to have effect and be revoked if the approval conditions (a), (b), (c), or (f) listed above is not complied with during the specified planning approval period.
- (i) Permission shall cease to have effect and be revoked unless the relevant planning conditions on the submission and implementation of fire service installations and equipment for firefighting proposal and landscape proposal are complied with by the specified date.
- (j) Permission shall cease to have effect and be revoked unless the relevant planning conditions on the submission and implementation of fire service installations and equipment for firefighting proposal are complied with by the specified date.



**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD):

- (a) the application site (the Site) is an old schedule agricultural lot held under the Block Government Lease within the village 'environs' of Mang Kung Uk Village;
- (b) there is no Small House application at the Site;
- (c) the number of outstanding Small House applications in Mang Kung Uk is 82. However, his office has no information regarding the 10-year Small House Demand Forecast;
- (d) the use of the subject lot for private car park purpose does not constitute a breach of the lease under which the subject lot is held;
- (e) as no structure is proposed to be erected on the subject lot, no temporary waiver or consent under lease from his office is involved following planning permission (if approved);
- (f) the proposed car park should be contained within the subject lot only; and
- (g) it is noted that the Site is accessible from Mang Kung Uk Road via a strip of Government land and a private lot adjoining the Site. His office does not provide maintenance works for this strip of Government land nor guarantees any right-of-way to the Site.

**2. Traffic**

Comments of the Commissioner for Transport:

- (a) she supports the application based on the observed parking demand;
- (b) based on the observation, the Site is operating as a carpark with relatively high utilisation. Additionally, illegal parking at Mang Kung Uk Road and associated village roads are observed. Since the nearest public car parking spaces managed by Transport Department are at distance of over 800m from this Site, there is an apparent demand in parking spaces in the vicinity;
- (c) should the application be approved, the following approval conditions are recommended:
  - no vehicle without valid license under the Road Traffic Ordinance is allowed to be parked/stored on the Site during the planning approval period;
  - only private cars and light goods vehicles as defined in the Road Traffic Ordinance are allowed to enter/be parked on the Site at all time during the planning approval period; and
  - a notice should be posted at a prominent location of the Site to indicate that only private cars and light goods vehicles as defined in the Road Traffic Ordinance are allowed to enter/be parked on the Site at all time during the planning approval period.

### **3. Landscape**

Comments of the Chief Town Planner/Urban Design & Landscape, Planning Department:

the Site (about 1,158m<sup>2</sup>) is the subject of three previous approved planning applications (No. A/SK-CWBN/35, 44 and 62). According to the aerial photo of 2022, the Site is a hard paved car park with some planters along the southern periphery within the Site. There is no existing tree within the Site. Significant change to the landscape character and adverse impact to the landscape resources arising from the continued use of the development is not envisaged.

### **4. Other Departments**

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

- (a) Chief Engineer/Construction, Water Supplies Department;
- (b) Chief Engineer/Mainland South, Drainage Services Department;
- (c) Chief Highway Engineer/New Territories East, Highways Department;
- (d) Commissioner of Police;
- (e) Director of Agriculture, Fisheries and Conservation;
- (f) Director of Environmental Protection;
- (g) Director of Fire Services;
- (h) Director of Leisure and Cultural Services;
- (i) Project Manager (East), Civil Engineering and Development Department (CEDD);
- (j) Head of Geotechnical Engineering Office, CEDD;
- (k) Chief Engineer (Works), Home Affairs Department (HAD); and
- (l) District Officer/Sai Kung, HAD.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Sai Kung (DLO/SK) that the Site is accessible from Mang Kung Uk Road via a strip of government land and a private lot adjoining the Site, DLO/SK does not provide maintenance works for this strip of government land or guarantee any right-of-way to the Site;
- (b) to note the comments of the Director of Environmental Protection that the applicant is advised to follow the 'Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses' issued by the Environmental Protection Department; and
- (c) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/Construction, WSD) that for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standard.