

RNTPC Paper No. A/NE-TK/824  
For Consideration by the  
Rural and New Town Planning  
Committee on 22.11.2024

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**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/NE-TK/824**

<b><u>Applicant</u></b>	: Mr. YIP Wai Yin
<b><u>Site</u></b>	: Lots 408 RP, 410 RP (Part), 411 RP, 412 RP, 422 in D.D. 14, Tung Tsz, Tai Po, New Territories
<b><u>Site Area</u></b>	: About 1,418m <sup>2</sup>
<b><u>Lease</u></b>	: Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	: Approved Ting Kok Outline Zoning Plan (OZP) No. S/NE-TK/19
<b><u>Zoning</u></b>	: “Agriculture” (“AGR”)
<b><u>Application</u></b>	: Proposed Temporary Public Vehicle Park (Private Cars and Medium Goods Vehicles Only) for a Period of Three Years and Associated Filling of Land

**1. The Proposal**

- 1.1 The applicant seeks planning permission for proposed temporary public vehicle park (private cars and Medium Goods Vehicles (MGVs) only) for a period of three years and associated filling of land at the application site (the Site), which falls within an area zoned “AGR” on the OZP (**Plan A-1**). According to the covering Notes of the OZP, temporary use or development not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). Filling of land within the “AGR” zone also requires planning permission from the Board. The Site is currently covered with grass and partly fenced off (**Plan A-4**).
- 1.2 The Site is directly accessible via Tung Tsz Road (**Plan A-2**). According to the applicant, 15 parking spaces for private cars (5m (L) x 2.5m (W) each) and eight parking spaces for MGVs (11m (L) x 3.5m (W) each) will be provided at the Site. The proposed vehicle park will operate 24 hours daily (including public holidays). The proposal also involves filling of land for the entire Site of about 1,418m<sup>2</sup> with bituminous materials of about 0.1m in depth to cover the existing soil surface. The layout plan and paving plan submitted by the applicant are shown in **Drawings A-1** and **A-2** respectively.
- 1.3 In support of the application, the applicant has submitted the following documents :

- (a) Application Form with attachments received on 3.10.2024 (**Appendix I**)
- (b) Further Information (FI) received on 23.10.2024\* (**Appendix Ia**)
- (c) FI received on 30.10.2024 and 31.10.2024\* (**Appendix Ib**)
- (d) FI received on 12.11.2024\* (**Appendix Ic**)

*\*accepted and exempted from publication and recounting requirements*

## **2. Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Application Form and FI at **Appendices I** and **Ib**, as summarized below:

- (a) there is currently inadequate provision of car parking spaces in the area;
- (b) the proposed development could help avoid car parking along roadside and footpaths, posing safety risk on other road users and pedestrians;
- (c) the proposed filling of land with bituminous materials intends to cover the existing soil surface at the Site, which could prevent spreading dust and affecting environmental hygiene and safety arising from vehicles circulation; and
- (d) no encroachment onto the adjoining Government land will be involved.

## **3. Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is not the “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the ‘Owner’s Consent/Notification’ Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by posting notice at the Site and sending notice to the Tai Po Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

## **4. Background**

The Site is not subject to any active planning enforcement action. Site inspection in May 2024 revealed that vehicles were found on the Site. Warning letter was issued in May 2024. Consecutive site inspection in June and July 2024 revealed that the Site was vacant and largely covered with vegetation.

## **5. Previous Application**

There is no previous application at the Site.

## **6. Similar Applications**

- 6.1 There is no similar application for temporary public/private vehicle park within the same “AGR” zone. There are four similar applications (No. A/NE-TK/636, 671, 739



and 740) within other “AGR” zones or straddling “AGR” and Village Type Development” (“V”) zones in the vicinity of the Site on the OZP, which were all rejected by the Rural and New Town Planning Committee (the Committee) of the Board or the Board on review between 2018 and 2022, mainly on consideration of being not in line with the planning intention of “AGR” zone. Except for application No. A/NE-TK/671, the other three applications were also rejected as the applicants failed to demonstrate no adverse landscape and/or traffic impacts.

- 6.2 Details of the similar applications are summarized at **Appendix II** and their locations are shown on **Plan A-1**.

## **7. The Site and Its Surrounding Areas (Plans A-1 to A-4)**

- 7.1 The Site is:

- (a) currently covered with grass and partly fenced off (**Plan A-4**);
- (b) situated at the northwest of Wai Ha Village (**Plans A-1 to A-3**); and
- (c) directly accessible via Tung Tsz Road.

- 7.2 The surrounding areas are predominantly rural in character with fallow farmland, dense woodland and vegetated areas to the north and east of the Site (**Plans A-2 to A-4**). The cluster of village houses in Wai Ha Village is situated at about 35m to the southeast of the Site (**Plans A-1 to A-3**).

- 7.3 To the west of Tung Tsz Road are mainly storage/open storage and site office uses falling within the coverage of the approved Tai Po OZP No. S/TP/30 (**Plans A-2 to A-4**).

## **8. Planning Intention**

- 8.1 The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 8.2 According to the Explanatory Statement of the OZP, as filling of land may cause adverse drainage and environmental impacts on the adjacent areas, planning permission from the Board is required for such activities.

## **9. Comments from Relevant Government Departments**

- 9.1 Apart from the government departments as set out in paragraphs 9.2 and 9.3 below, other government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses are provided at **Appendices III and IV** respectively.

9.2 The following government department supports the application:

**Transport**

9.2.1 Comments of the Commissioner for Transport (C for T):

- (a) she supports the application in view of the parking demand in the vicinity; and
- (b) she has no in-principle objection to the application from the traffic engineering viewpoint.

9.3 The following government departments do not support on the application:

**Agriculture**

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

- the Site falls within the “AGR” zone and is generally abandoned. The agricultural infrastructures such as road access and water source are available in the area. The Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the Site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective.

**Environment**

9.3.2 Comments of the Director of Environmental Protection (DEP):

- (a) he could not lean support to the application as it involves heavy vehicles and there are a number of sensitive receivers (i.e. the nearest residential dwellings are less than 40m away to the southeast and the north (**Plan A-2**)), and environmental nuisance is expected; and
- (b) no environmental complaint in relation to the Site was received in the past three years.

**10. Public Comment Received During Statutory Publication Period**

On 15.10.2024, the application was published for public inspection. During the statutory public inspection period, one public comment from an individual was received (**Appendix V**), raising objection to the application mainly for the reasons that the application intends to extend open storage next to the Site after obtaining the planning approval for filling of land; and there is no justification to use the subject “AGR” zone for car parking use, given that there are already parking lots within “V” zone in the vicinity.

## **11. Planning Considerations and Assessment**

- 11.1 This application is for proposed temporary public vehicle park (private cars and MGVs only) for a period of three years and associated filling of land at the Site zoned “AGR” on the OZP (**Plan A-1**). The proposed use is not in line with the planning intention of the “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. DAFC does not support the application from agricultural perspective as the Site possesses potential for agricultural rehabilitation. Also, DEP could not lean support to the application as it involves heavy vehicles and there are a number of sensitive receivers, and environmental nuisance is expected. Although C for T supports the application in view of the parking demand in the vicinity, there is no strong planning justification in the submission to justify a departure from the planning intention of “AGR” zone, even on a temporary basis.
- 11.2 The application also involves proposed filling of land with bituminous materials for the entire Site to cover the existing soil surface (**Drawing A-2**). Filling of land within the “AGR” zone requires planning permission from the Board as it may cause adverse drainage and environmental impacts on the adjacent areas, while the Chief Engineer/Mainland North of Drainage Services Department has no adverse comment on the application. DEP does not support to the application from environmental perspective.
- 11.3 The Site located at the northwest of Wai Ha Village, is currently covered with grass and partly fenced off (**Plan A-4**). The proposed use is not incompatible with the surrounding area which is predominantly rural in character comprising fallow farmland, dense woodland, vegetated areas and village houses to the north and east of the Site (**Plans A-2 to A-4**). The Chief Town Planner/Urban Design and Landscape of Planning Department advises that significant adverse landscape impact on the existing landscape resources arising from the proposed use is not anticipated. Other relevant government departments consulted including the Chief Highway Engineer/New Territories East of Highways Department, Chief Engineer/Construction of Water Supplies Department and Director of Fire Services have no objection to or no adverse comment on the application. However, taking into account the green setting surrounding the Site (**Plans A-2 to A-4**), approval of the application would probably induce the proliferation of land filling for car parks in the “AGR” zone, which would result in a general degradation of the environment of the area.
- 11.4 There is no similar application for temporary public/private vehicle park within the same “AGR” zone. Nevertheless, there are four similar applications (No. A/NE-TK/636, 671, 739 and 740) within other “AGR” zones or straddling “AGR” and “V” zones in the vicinity of the Site on the OZP. All were rejected by the Committee or the Board on review between 2018 and 2022, mainly on consideration of being not in line with the planning intention of “AGR” zone. The planning circumstances of the current application are largely similar to those of the rejected applications. Rejecting the current application is in line with the previous decisions of the Committee.

- 11.5 Regarding the public comment objecting to the application as detailed in paragraph 10 above, government departments' comments and the planning assessment above are relevant.

## **12. Planning Department's Views**

- 12.1 Based on the assessment made in paragraph 11 and having taken into account the public comment mentioned in paragraph 10 above, Planning Department does not support the application for the following reason:

- the proposed use and associated filling of land are not in line with the planning intention of the "AGR" zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended 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, even on a temporary basis.

- 12.2 Alternatively, should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years until 22.11.2027. The following conditions of approval and advisory clauses are also suggested for Members' reference:

### Approval Conditions

- (a) the submission of a drainage proposal within **6** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 22.5.2025;
- (b) in relation to (a) above, the implementation of the drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 22.8.2025;
- (c) in relation to (b) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (d) the submission of a fire service installations proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 22.5.2025;
- (e) in relation to (d) above, the implementation of the fire service installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 22.8.2025;
- (f) if any of the above planning condition (a), (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice;

- (g) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) upon the expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

#### Advisory Clauses

The Recommended Advisory Clauses are attached at **Appendix IV**.

### **13. Decision Sought**

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant the permission.
- 13.2 Should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.
- 13.3 Alternatively, should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s) to be attached to the permission, and the period of which the permission should be valid on a temporary basis.

### **14. Attachments**

<b>Appendix I</b>	Application Form with attachments received on 3.10.2024
<b>Appendix Ia</b>	FI received on 23.10.2024
<b>Appendix Ib</b>	FI received on 30.10.2024 and 31.10.2024
<b>Appendix Ic</b>	FI received on 12.11.2024
<b>Appendix II</b>	Similar Applications
<b>Appendix III</b>	Government Departments' General Comments
<b>Appendix IV</b>	Recommended Advisory Clauses
<b>Appendix IVa</b>	Drainage Record Plan from the Drainage Services Department
<b>Appendix IVb</b>	Requirements for the Fireman's Emergency Switch from the Fire Services Department
<b>Appendix V</b>	Public Comment
<b>Drawing A-1</b>	Layout Plan submitted by the Applicant
<b>Drawing A-2</b>	Paving Plan submitted by the Applicant
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plan A-4</b>	Site Photos

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](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



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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**

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

( ☐ 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 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"<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 ..... (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>。

(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)

(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）

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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

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

Yes 會 ☐No 不會 ☒

On traffic 對交通

Yes 會 ☐No 不會 ☒

On water supply 對供水

Yes 會 ☐No 不會 ☒

On drainage 對排水

Yes 會 ☐No 不會 ☒

On slopes 對斜坡

Yes 會 ☐No 不會 ☒

Affected by slopes 受斜坡影響

Yes 會 ☐No 不會 ☒

Landscape Impact 構成景觀影響

Yes 會 ☐No 不會 ☒

Tree Felling 砍伐樹木

Yes 會 ☐No 不會 ☒

Visual Impact 構成視覺影響

Yes 會 ☐No 不會 ☒

Others (Please Specify) 其他 (請列明)

Yes 會 ☐No 不會 ☒

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> <b>位於鄉郊地區或受規管地區臨時用途/發展的許可續期</b>	
(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	<div> <input type="checkbox"/> The permission does not have any approval condition          許可並沒有任何附帶條件       </div> <div> <input type="checkbox"/> Applicant has complied with all the approval conditions          申請人已履行全部附帶條件       </div> <div> <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：       </div> <div>         .....          .....          .....       </div> <div>         Reason(s) for non-compliance:          仍未履行的原因：       </div> <div>         .....          .....          .....       </div> <div>         (Please use separate sheets if the space above is insufficient)          (如以上空間不足，請另頁說明)       </div>
(f) Renewal period sought 要求的續期期間	<div> <input type="checkbox"/> year(s) 年 .....         </div> <div> <input type="checkbox"/> month(s) 個月 .....         </div>

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

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

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

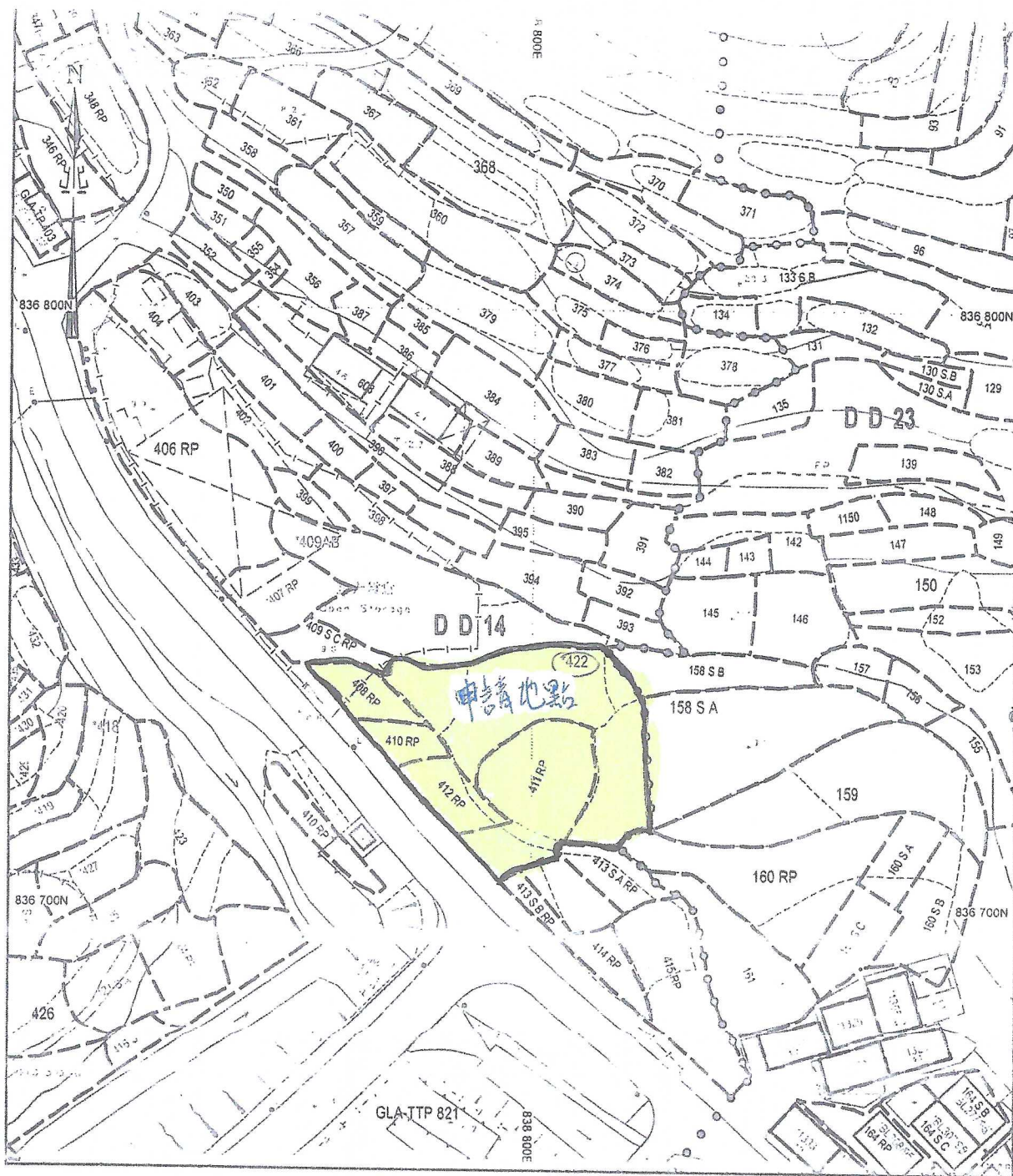
# 布局圖

- 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 1 000

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-21B

香港特別行政區政府 版權所有

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SMIO P01 20230321 11022

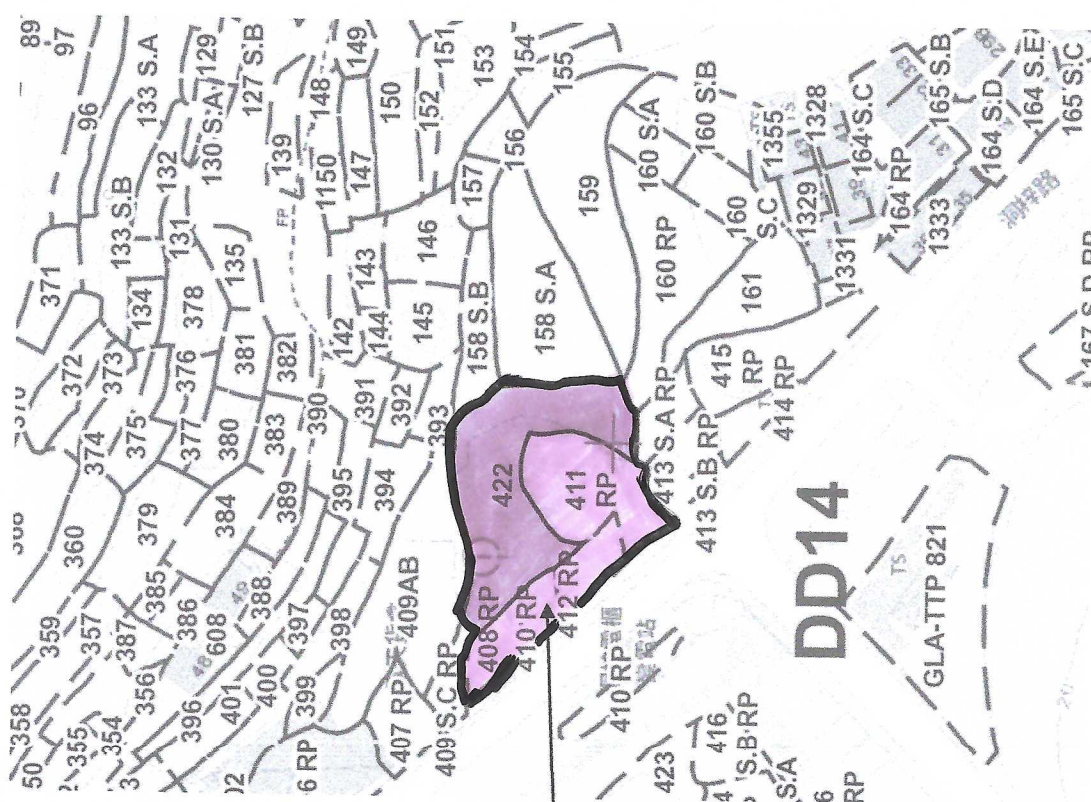
摘要說明：本圖沒表示圖在甘肅省的地形圖上標示了各種永久和短期持有的土地  
的圖像界線，這些土地包括私人地畝、政府撥地、短期租約的地，以及其他作修  
建用的土地。請注意：(1)本圖上圖的資料會按不時更新而不作事先通知；  
(2)本圖的更新或修改後將有有關資料的實學變式，以及：(3)本圖中顯示的界  
線僅供識別之用，資料是與準確可靠，非數值專為土地用量的意見。

免責說明：如因使用本地址索引圖，或因所依據的本地址索引圖資料出錯、遺漏、過時或有謬誤而導致任何損失或損害，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 domestication purposes 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**

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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

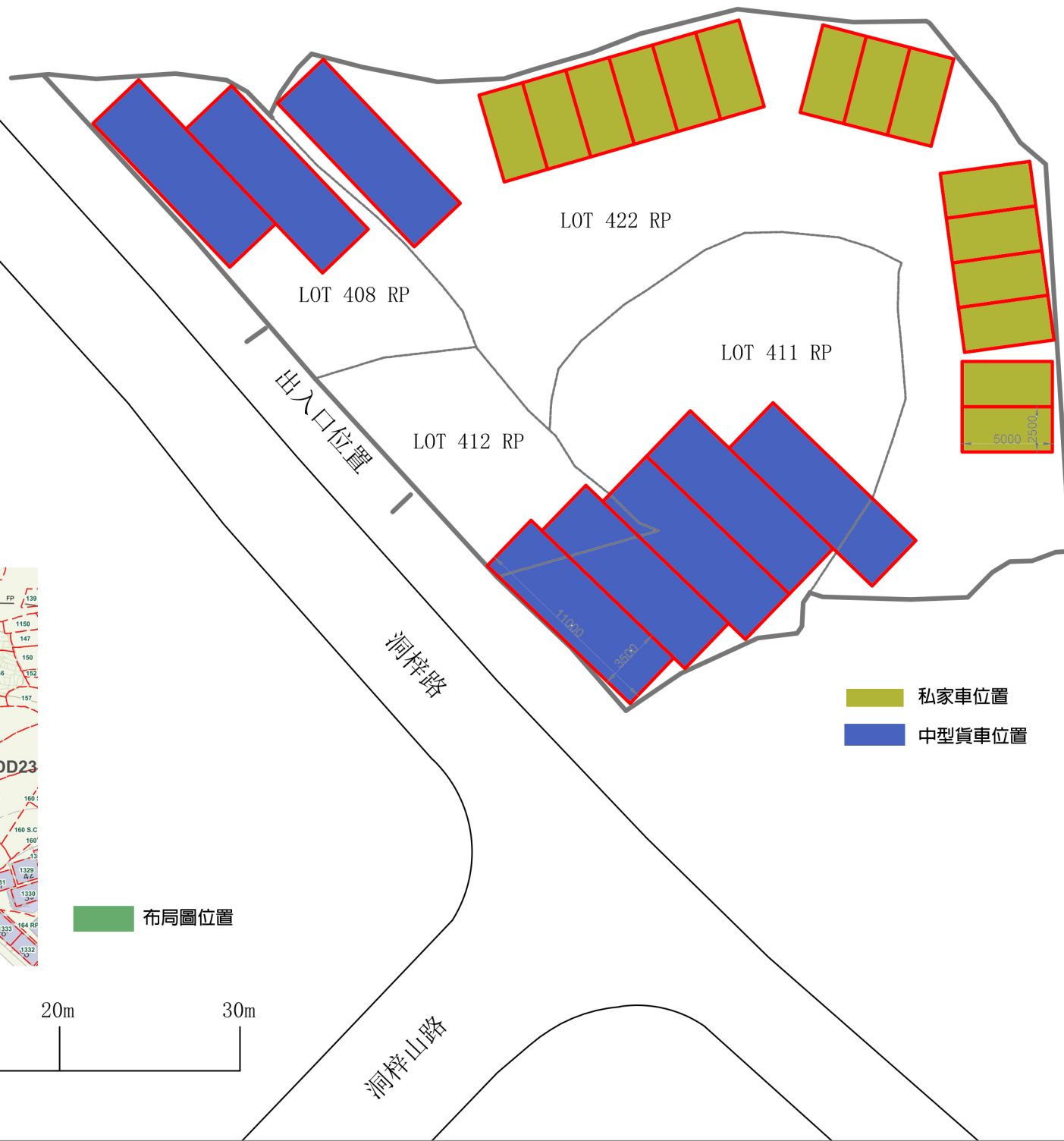


申請人：葉偉賢





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

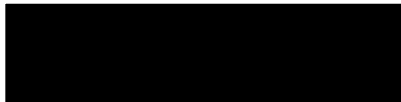
**Charlotte Tsz Wing WUN/PLAND**

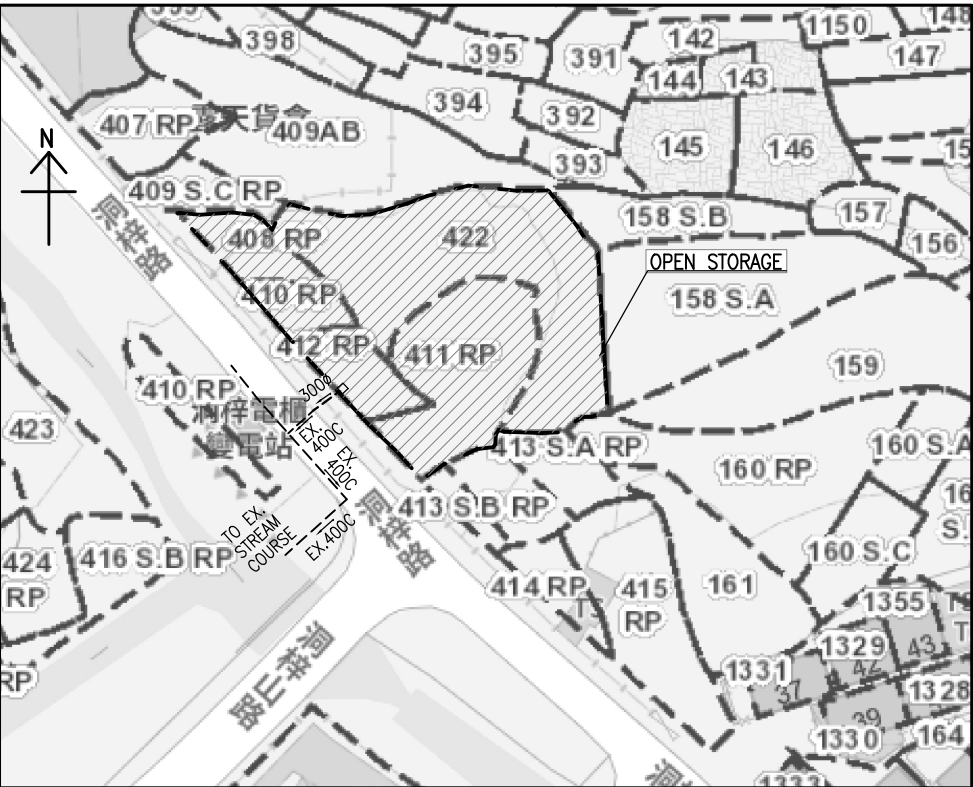
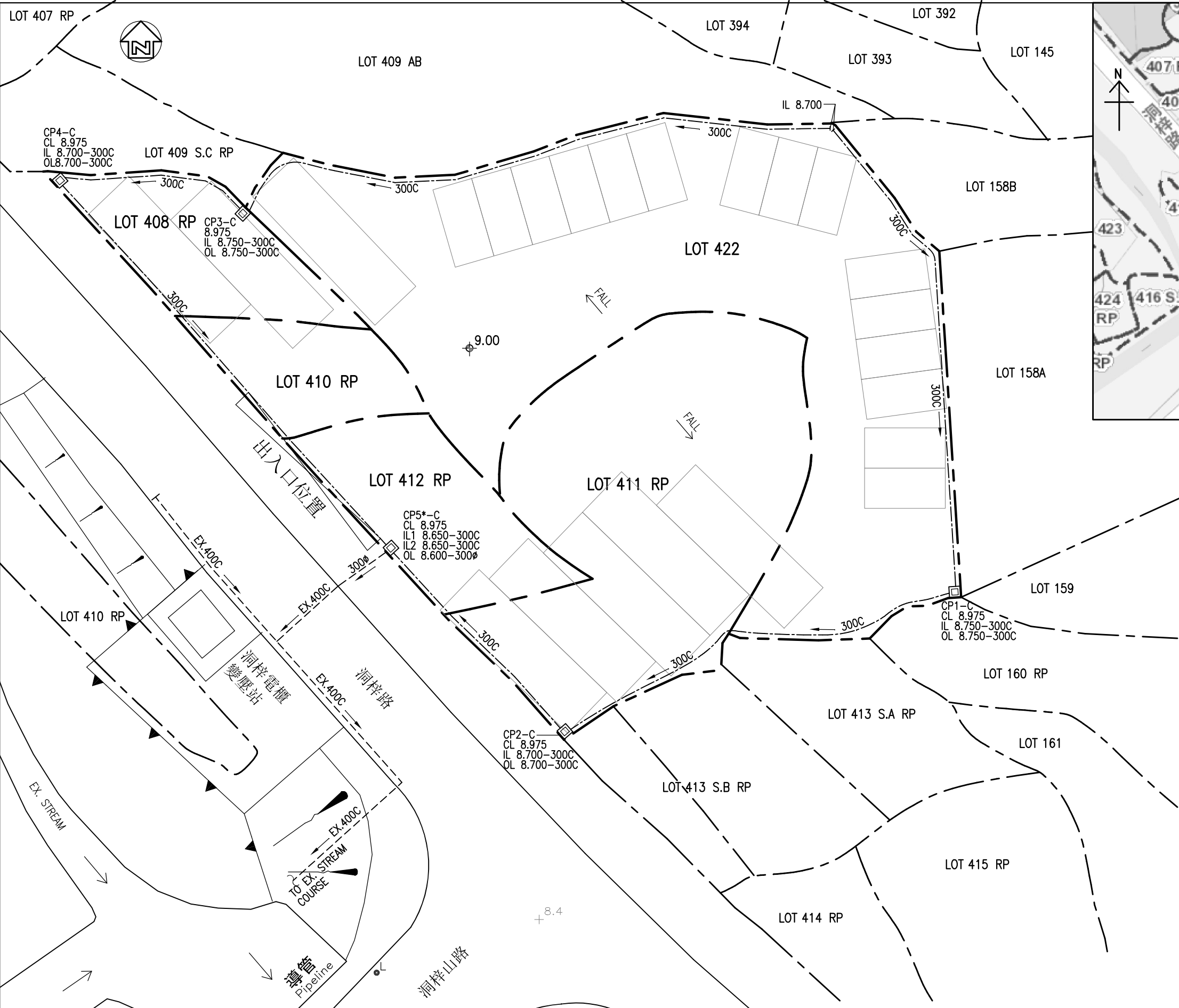
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寄件者: [REDACTED]  
寄件日期: 2024年11月12日星期二 19:46  
收件者: Charlotte Tsz Wing WUN/PLAND  
主旨: TK/824排水圖則  
附件: Open Storage D01 (12-11-2024).pdf  
類別: Internet Email



申請人：葉偉賢





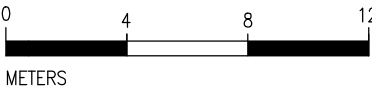
BLOCK PLAN  
1 : 1000

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**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Zoning(s)</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
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

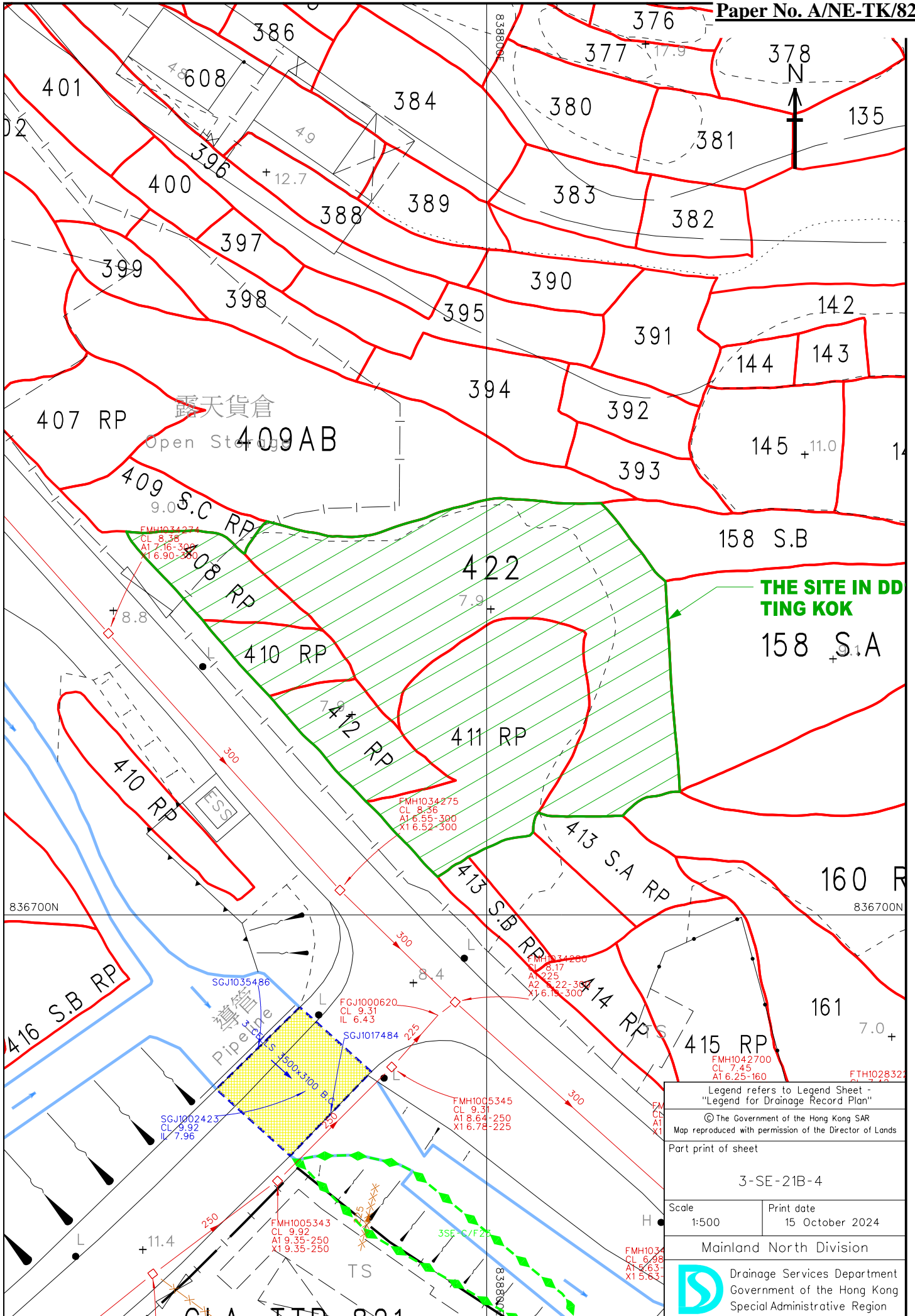
(i.e. *Aleurites moluccana*) located at the west outside the Site is extended into the Site. The applicant is reminded to preserve the existing tree in close proximity to the Site as far as practicable and land filling works should be carried out away from tree protection zone (TPZ) of preserved trees.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

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**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

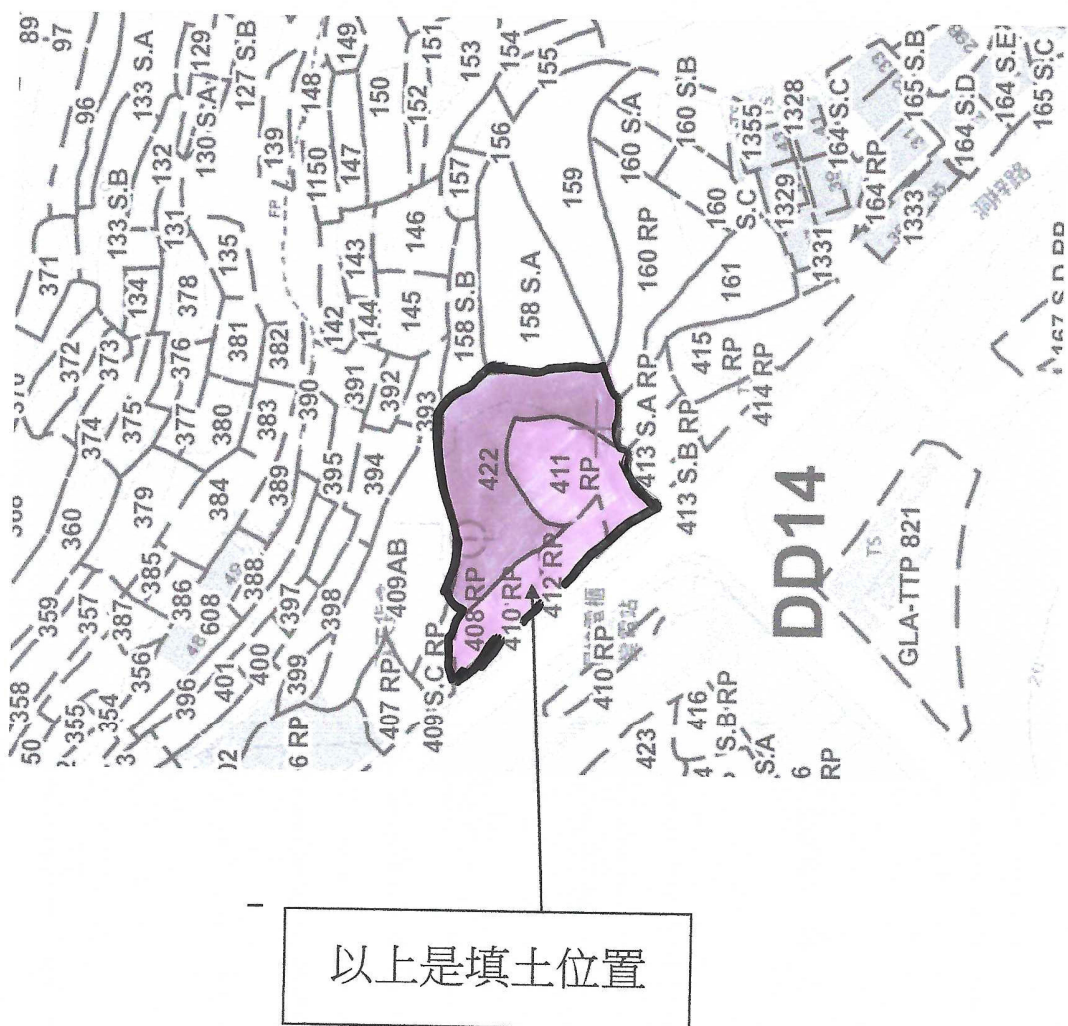


私家車位置  
中型貨車位置

布局圖位置

## 填土位置圖

S/NE-TK/19



參考編號  
REFEREN

參考編號  
REFERENCE No. **A/NE-TK/824**

繪圖 DRAWING A-2

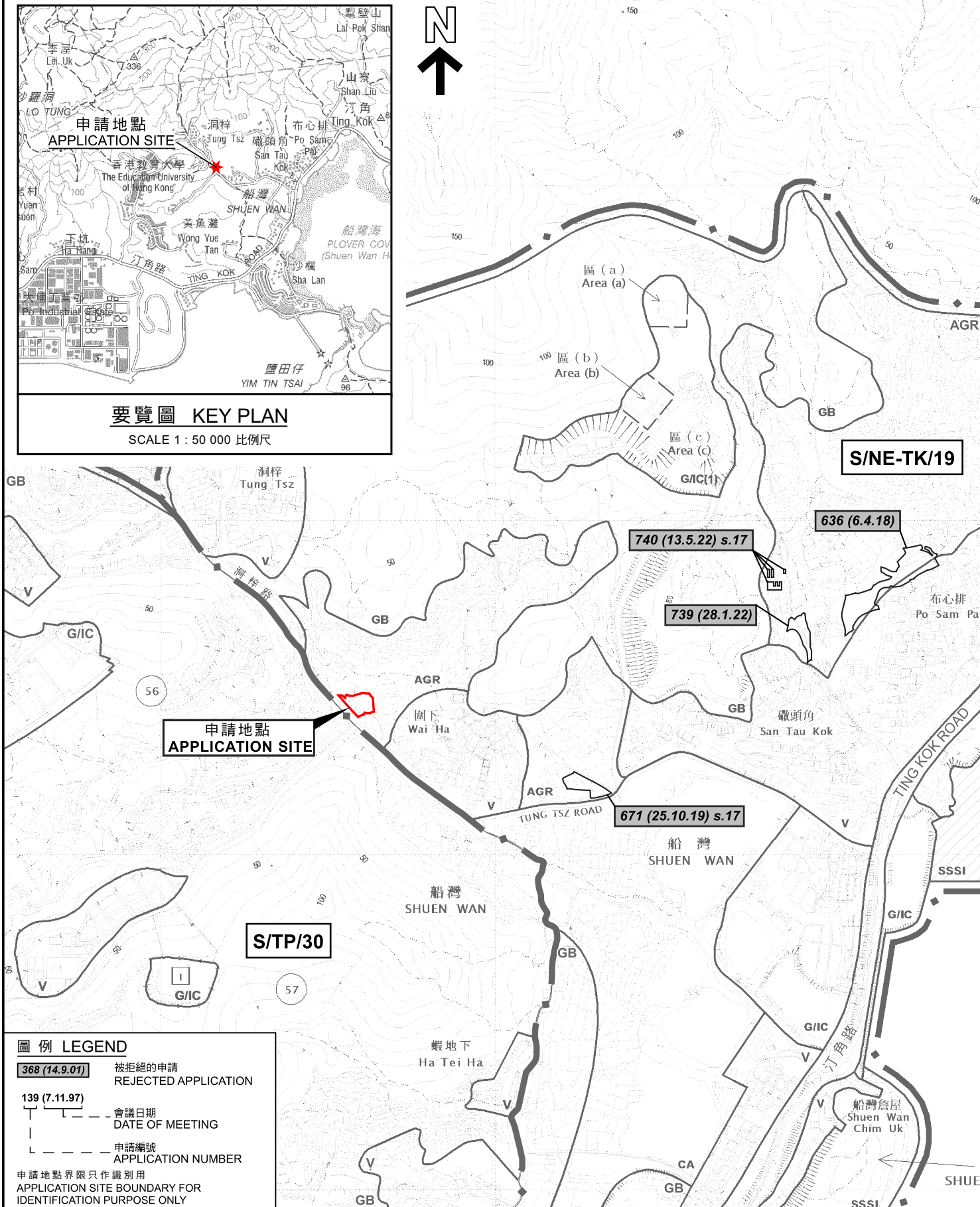
(SOURCE: APPLICANT'S SUBMISSION PLAN)





### 要覽圖 KEY PLAN

SCALE 1 : 50 000 比例尺



### 圖例 LEGEND

- 368 (14.9.07)** 被拒絕的申請  
REJECTED APPLICATION
- 139 (7.11.97)** 會議日期  
DATE OF MEETING
- 申請編號  
APPLICATION NUMBER

申請地點界限只作識別用  
APPLICATION SITE BOUNDARY FOR  
IDENTIFICATION PURPOSE ONLY

### 位置圖 LOCATION PLAN

擬議臨時公眾停車場（只限私家車及中型貨車）（為期3年）及相關填土工程  
新界大埔洞梓丈量約份第14約地段第408號餘段、  
第410號餘段（部分）、第411號餘段、第412號餘段及第422號  
PROPOSED TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CARS AND MEDIUM GOODS  
VEHICLES ONLY) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND  
LOTS 408 RP, 410 RP (PART), 411 RP, 412 RP, 422 IN D.D. 14,  
TUNG TSZ, TAI PO, NEW TERRITORIES

米 100 0 100 200 300 米  
METRES

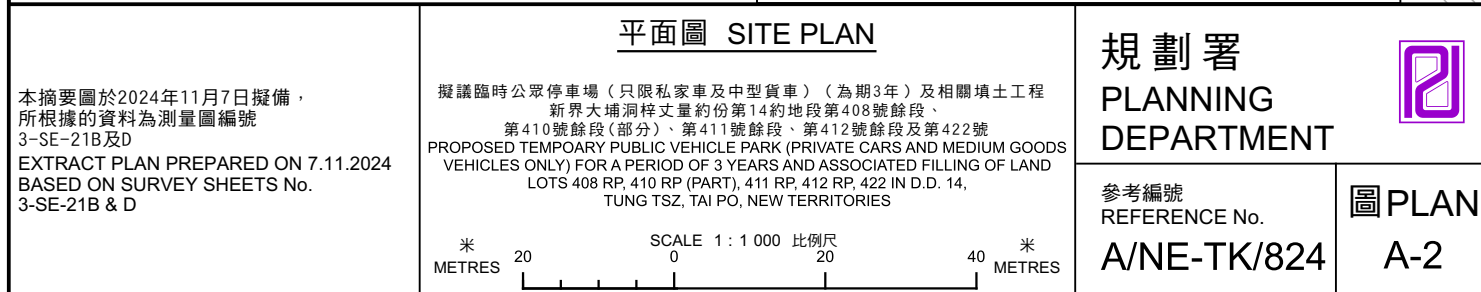
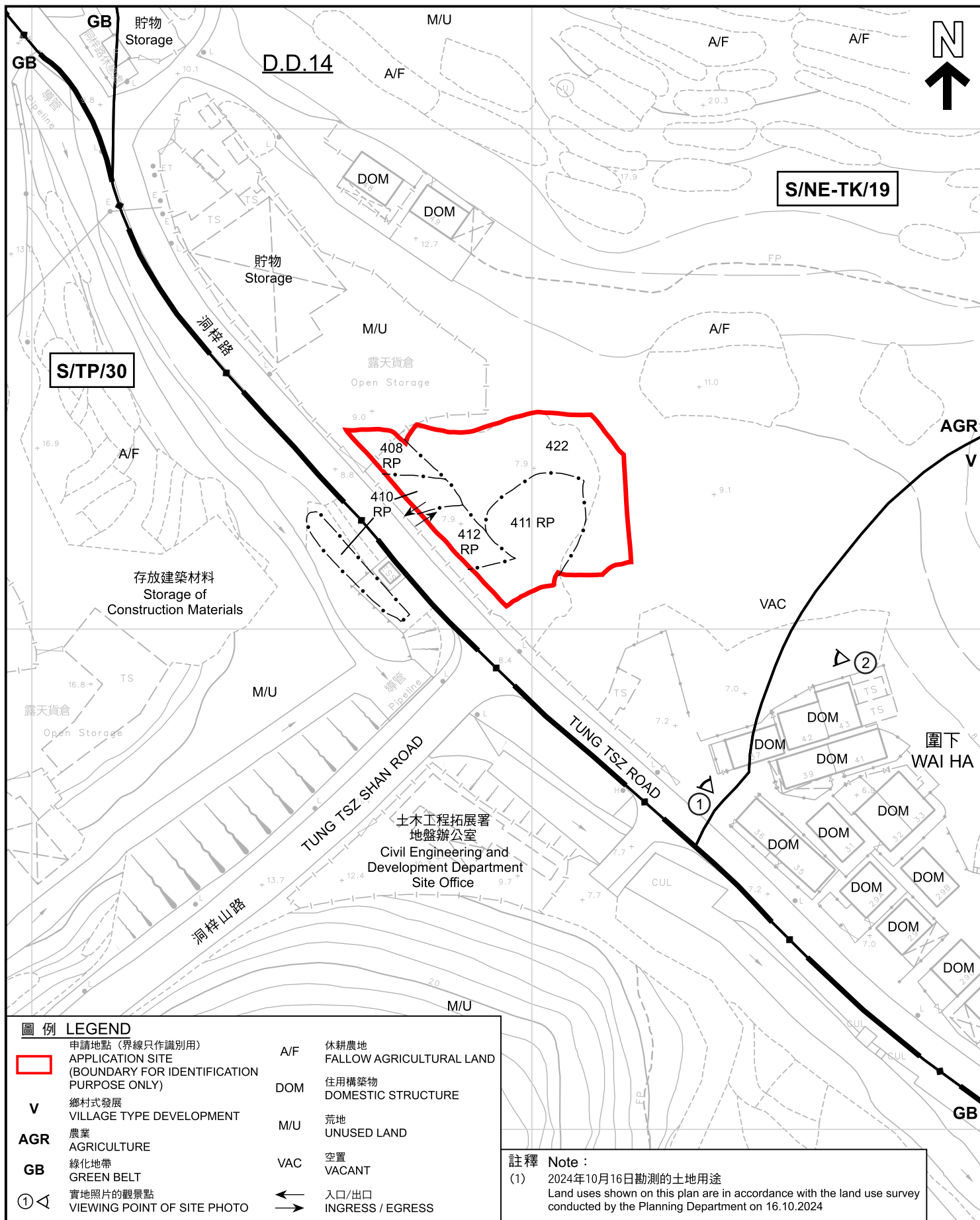
本摘要圖於2024年11月12日擬備，  
所根據的資料為：  
於2022年6月14日核准的  
分區計劃大綱圖編號S/TP/30及  
於2015年10月27日核准的  
分區計劃大綱圖編號S/NE-TK/19  
EXTRACT PLAN PREPARED ON 12.11.2024  
BASED ON OUTLINE ZONING PLANS No.  
S/TP/30 APPROVED ON 14.6.2022 AND  
S/NE-TK/19 APPROVED ON 27.10.2015

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/NE-TK/824

圖 PLAN  
A-1







**圖例 LEGEND**

 申請地點 (界線只作識別用)  
APPLICATION SITE  
(BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY)

本摘要圖於2024年11月12日擬備，  
所根據的資料為地政總署  
於2023年2月24日拍得的航攝照片  
編號E186722C  
EXTRACT PLAN PREPARED ON 12.11.2024  
BASED ON AERIAL PHOTO No. E186722C  
TAKEN ON 24.2.2023 BY  
LANDS DEPARTMENT

**航攝照片 AERIAL PHOTO**

擬議臨時公眾停車場 (只限私家車及中型貨車) (為期3年) 及相關填土工程  
新界大埔洞梓丈量約份第14約地段第408號餘段、  
第410號餘段(部分)、第411號餘段、第412號餘段及第422號  
PROPOSED TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CARS AND MEDIUM GOODS  
VEHICLES ONLY) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND  
LOTS 408 RP, 410 RP (PART), 411 RP, 412 RP, 422 IN D.D. 14,  
TUNG TSZ, TAI PO, NEW TERRITORIES

<b>規劃署</b> <b>PLANNING</b> <b>DEPARTMENT</b> 	
參考編號 REFERENCE No. <b>A/NE-TK/824</b>	<b>圖 PLAN</b> <b>A-3</b>



1



2



申請地點界線只作識別用

APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

## 實地照片 SITE PHOTOS

本摘要圖於2024年11月5日擬備，所根據的資料為攝於2024年10月16日的實地照片

PLAN PREPARED ON 5.11.2024 BASED ON SITE PHOTOS TAKEN ON 16.10.2024

擬議臨時公眾停車場（只限私家車及中型貨車）（為期3年）及相關填土工程  
新界大埔洞梓丈量約份第14約地段第408號餘段、  
第410號餘段（部分）、第411號餘段、第412號餘段及第422號  
PROPOSED TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CARS AND MEDIUM GOODS  
VEHICLES ONLY) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND  
LOTS 408 RP, 410 RP (PART), 411 RP, 412 RP, 422 IN D.D. 14,  
TUNG TSZ, TAI PO, NEW TERRITORIES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

A/NE-TK/824

圖 PLAN

A-4



~~61. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. The permission should be valid until 22.11.2028, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.~~

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## **Agenda Item 12**

### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-TK/824      Proposed Temporary Public Vehicle Park (Private Cars and Medium Goods Vehicles Only) for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Lots 408 RP, 410 RP (Part), 411 RP, 412 RP, 422 in D.D. 14, Tung Tsz, Tai Po, New Territories  
(RNTPC Paper No. A/NE-TK/824)

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### **Presentation and Question Sessions**

62.            With the aid of some plans, Mr Jeffrey P.K. Wong, STP/STN, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) did not support the application.

63.            Members had no question on the application.

### **Deliberation Session**

64.            After deliberation, the Committee decided to reject the application. The reason was:

“the proposed use with associated filling of land is not in line with the planning intention of the “Agriculture” zone which is primarily to retain and safeguard

good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended 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, even on a temporary basis.”

[The Chairperson thanked PlanD’s representatives for attending the meeting. They left the meeting at this point.]

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**Fanling, Sheung Shui and Yuen Long East District**

[Mr Adrian Y.G. To, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STP/FSYLE), was invited to the meeting at this point.]

**Agenda Item 17**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/FLN/32                      Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Composite Commercial/Residential Development in “Residential (Group A) 1” Zone, Fanling/Sheung Shui Town Lot 182 S.A, Lots 2020 S.A and 2021 S.B in D. D. 51 and Adjoining Government Land at Area 14, Fanling North New Development Area, New Territories  
(New Lot to be known as Fanling/Sheung Shui Town Lot 297)  
(RNTPC Paper No. A/FLN/32A)

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65.            The Secretary reported that the application site (the Site) was located in Fanling. The application was submitted by Sun Prosper Company Limited, which is a subsidiary of New World Development (NWD) Company Limited. The following Members had declared interest on the item:

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**城市規劃委員會**

香港北角渣華道三百三十三號  
北角政府合署十五樓

**TOWN PLANNING BOARD**

15/F., North Point Government Offices  
333 Java Road, North Point,  
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/NE-TK/824

By Email

6 December 2024

Yip Wai Yin

Dear Sir/Madam,

**Proposed Temporary Public Vehicle Park (Private Cars and Medium Goods Vehicles Only) for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Lots 408 RP, 410 RP (Part), 411 RP, 412 RP, 422 in D.D. 14, Tung Tsz, Tai Po**

I refer to my letter to you dated 20.11.2024.

After giving consideration to the application, the Town Planning Board (TPB) decided to reject the application and the reason is :

- the proposed use and associated filling of land are not in line with the planning intention of the "Agriculture" one which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended 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, even on a temporary basis.

A copy of the TPB Paper in respect of the application is available at TPB website at this link ([https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/754\\_rnt\\_agenda.html](https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/754_rnt_agenda.html)). A copy of the TPB Paper in Chinese in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 22.11.2024, in both English and Chinese, are enclosed herewith for your reference.

Under section 17(1) and 17(1A) of the Town Planning Ordinance (the Ordinance), an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. The application must be in writing and must set out the grounds for the review. If you wish to seek a review, you should inform me and provide the grounds for review within 21 days from the date of this letter (on or before 27.12.2024). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

Under the Ordinance, the TPB can only reconsider at the review hearing the original application in the light of further written and/or oral representations. Should you decide at this stage to materially modify the original proposal, such proposal should be submitted to the TPB in the form of a fresh application under section 16 of the Ordinance.

If you wish to seek further clarifications/information on matters relating to the above decision, please feel free to contact Mr. Jeffrey Wong of the Sha Tin, Tai Po & North District Planning Office at 2158 6372.

Yours faithfully,



( Leticia LEUNG )

for Secretary, Town Planning Board

(With Chinese Translation)

城市規劃委員會

香港北角渣華道三百三十三號  
北角政府合署十五樓

TOWN PLANNING BOARD

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來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/NE-TK/824

電郵函件

葉偉賢

先生／女士：

擬在劃為「農業」地帶的大埔洞梓第 14 約  
地段第 408 號餘段、第 410 號餘段(部分)、  
第 411 號餘段、第 412 號餘段及第 422 號  
關設臨時公眾停車場(只限私家車及中型貨車)  
(為期三年)，以及進行相關的填土工程

我曾於二零二四年十一月二十日發信給你。

城市規劃委員會(下稱「城規會」)在考慮這宗申請後，  
決定拒絕這宗申請，理由是：

- 一 擬議用途及相關填土工程不符合「農業」地帶的規劃意向。有關地帶的規劃意向，主要是保存和保護良好的農地／農場／魚塘，以便作農業用途。設立此地帶的目的，亦是要保存在復耕及作其他農業用途方面具有良好潛力的休耕農地。申請書沒有提出有力的規劃理據，以支持偏離有關的規劃意向，即使僅屬臨時性質亦然。

就這宗申請擬備的城規會文件，已上載於城規會網站的連結([https://www.tpb.gov.hk/tc/meetings/RNTPC/Agenda/754\\_rnt\\_agenda.html](https://www.tpb.gov.hk/tc/meetings/RNTPC/Agenda/754_rnt_agenda.html))。現隨函付上就這宗申請擬備的城規會文件中譯本(補充規劃綱領／技術報告(如有的話)除外)及二零二四年十一月二十二日城規會會議記錄的相關摘錄的中英文本，以供參閱。

根據《城市規劃條例》(下稱「條例」)第 17(1)及第 17(1A)條，申請人如因城規會的決定而感到受屈，可以書面方式向城規會申請對有關決定進行覆核，並須列明覆核的理由。如欲提出覆核申請，你須在本信發出日期起計的 21 天內(即二零二四年十二月二十七日或之前)通知我，並提供覆核的理由。其後，我會與你聯絡，邀請你及／或你的獲授權代表出席城規會的聆聽會議。城規會須在收到覆核申請的日期起計三個月內考慮覆核申請。所有覆核申請均須予公布，為期三個星期，讓公眾提出意見。

根據條例，城規會在覆核聆聽會議上，只可因應申請人的進一步書面及／或口頭申述，重新考慮原來的申請。如你在現階段決定對原來建議作出重大修改，便應根據條例第 16 條就該建議向城規會提交新的申請。

如對上述決定有任何疑問或需要進一步資料，請與沙田、大埔及北區規劃處黃保傑先生聯絡(電話：2158 6372)。

城市規劃委員會秘書  
(梁靜思代行)

二零二四年十二月六日



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

**Charlotte Tsz Wing WUN/PLAND**

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寄件者: stndp/PLAND  
寄件日期: 2024年12月19日星期四 11:05  
收件者: Charlotte Tsz Wing WUN/PLAND; Jeffrey Po Kit WONG/PLAND  
主旨: Fw: TK824上訴內容  
附件: 上訴理由TK824.docx

-----Original Message-----

From: [REDACTED]  
Sent: Thursday, December 19, 2024 9:45 AM  
To: stndp/PLAND <stndpo@pland.gov.hk>  
Subject: TK824上訴內容

No. A:NE-TK:824.pdf  
申請人：葉偉賢

[REDACTED]

根據《城市規劃條例》第16條提出的規劃許可申請  
申請編號 A/N E-TK/824

下列政府部門不支持這宗申請：

農業：漁農自然護理署署長（下稱「漁護署署長」）的意見：—申請地點坐落於「農業」地帶，大致上空置。區內配備道路及水源等農業基礎設施。申請地點可用以進行農業活動，例如露地栽種、作為溫室及苗圃等。由於申請地點具備復耕潛力，從農業的角度而言，他不支持擬議發展。

申請人：葉偉賢先生

就著漁農自然護理署署長的意見，表示提出反對。

漁農自然護理署署長的回覆中稱：由於申請地點具備復耕潛力，從農業的角度而言，他不支持擬議發展。

上訴理由如下：

1)而根據漁農自然護理署署長就於2024年6月7日回覆審計署署長第82號報告書第6章提及：

2023年全港約有3188公頃荒置農地(大埔約佔90公頃)，以2023年的數據計算，全港荒置農地使用率為只為19%。

另外，就以漁農自然護理署轄下的農業園為計，農業園13個農場中，只有3個農場全面投入作物生產，另10個農場只有部分租賃範圍投入作物生產，餘下範圍則荒置(介乎租賃範圍總面積的約14%至93%不等，平均約為66%)，餘下的2個農場自租期開始至2023年11月24日期間，約8和9個月一直荒置。

從以上數字中可顯示，於私人荒置農地的復耕需求量根本不足，亦即是供過於求。

同時間，就連農業園中亦有數據上亦顯示，只有3個農場全面投入作物生產，租賃範圍亦有很多空間讓有意進行耕種的人仕向農業園申請進行租賃，不需要租賃私人荒置農地。

然而，漁農自然護理署署長亦表示，明白到香港的農地主要屬私人土地，由土地業權人自行決定是否出租其土地進行耕種。私人農地的土地業權人普遍不願意把其農地出租予農民，故此復耕潛力上亦難以構成理由。而上述申請改變土地用途地段，亦不在農地復耕計劃中的土地之內。

2) 根據大埔區議會的社會福利、房屋及發展規劃委員會 2024 年第三次會議記錄中，委員的意見亦提及，建議放寬合適農地改建為停車場，部分農業用地閒置數十年，建議重新規劃和使用土地，善用資源。

3) 中央港澳辦主任夏寶龍於 2023 年 4 月 15 日到訪新界鄉議局會面時，新界鄉議局劉業強主席曾表示，與夏寶龍主任會面後，夏寶龍主任同意香港背靠內地，內地有食物供港，耕種作業毋須自給自足，新界人應釋放農地發展，重新規劃和使用土地，善用資源。

4) 有關申請的地段已經荒廢超過 24 年，從沒有進行過農業用途，難以證明有農民於上址會進行復耕或作農業用途。

5) 本人明白漁農自然護理署署長的從農業的角度考慮因素，有關土地申請擬議臨時公眾停車場(為期三年)，而有關土地擁有人如需要取回土地進行復耕，申請人可以將有關土地回復到成為可耕種土地。

6) 根據城規會於 11.1 的規劃考慮及評審中表示，運輸署署長在考慮附近一帶的泊車需求後，支持有關申請，而申請書並無提出有力的規劃理據，以支持偏離農業地帶的規劃意向，申請人現提供以下有關理據：

最接近申請地段的公眾停車場，距離至少一公里，而該公眾停車場於 1996-1997 年規劃船灣擴展區時一併規劃，該停車場分兩處地方合共 52 個私家車車位及 7 個中型貨車車位，以供應船灣擴展區之用。基本統計，船灣擴展區有 159 戶家庭，正常每戶家庭以三人來計算，即 52 個私家車車位及 7 個中型貨車車位需要供應給 477 人使用。

而該 52 個私家車車位及 7 個中型貨車車位停泊使用量已經飽滿，供不應求，每每令到附近私家車、中型貨車、重型貨車需要停泊在路邊地方。

另外根據 2022 年香港規劃標準與準則中，鄉村屋宇每間標準新界豁免管制屋宇(65 平方米)設最多 1 個車位，而車位總數的 10%-15% 須供貨車夜間停泊之用。而申請地段最接近的兩條鄉村(洞梓村及圍下村)，均沒有任何供貨車夜間停泊之用的泊車位置，令到附近一帶有需要的村民只能將中型貨車、重型貨車停泊在路邊地方。此據不但有機會造成阻塞，更會容易構成危險。

7) 就城規會於 11.3 段中表示，縱使路政署、水務署及消防處均不反對申請，而規劃署表示，考慮到申請地點周邊的綠化布局，若批准這宗申請很可能會令到更多進行填土以闢設停車場的情況在農業地帶內繁衍，令區內的整體環境質素

下降。

而城規會應需要就按每宗個案的個別情況，作出不同的考慮，雖然臨時停車場並不符合「農業」地帶的規劃意向，但該停車場申請旨在服務使用附近的村民。就這宗申請批給為期三年的臨時規劃許可，不會妨礙落實該「農業」地帶的長遠規劃意向。除了路政署、水務署及消防處均不反對申請外，運輸署署長亦支持有關申請。

8)就城規會於 11.5 段中表示，城規會在法定公眾查閱期內，接獲到一份由個別人士提出的反對申請意見。

其認為會擴大申請地點旁的露天存放用途及附近鄉村式發展地帶內已有停車用地，使用農業地帶作泊車用途沒有理據。

申請人表示，個別人士並不清楚鄉村式發展地帶沒有任何供貨車夜間停泊之用的泊車位置，令到附近一帶有需要的村民只能將中型貨車、重型貨車停泊在路邊地方。另外，其認為會擴大申請地點旁的露天存放用途，申請人表示明白其憂慮，但有關的規劃許可屬申請只屬臨時性質，而且城規會亦可以在申請批准中附加條件，如在規劃許可有效期內沒有遵守許可附帶條件，批給的許可是即會停止生效。

**Similar s.16 Applications**

**Rejected Applications**

<b>Application No.</b>	<b>Proposed Use(s)/Development(s)</b>	<b>Zoning(s)</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
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.

**Annex F of**  
**TPB Paper No. 10998**

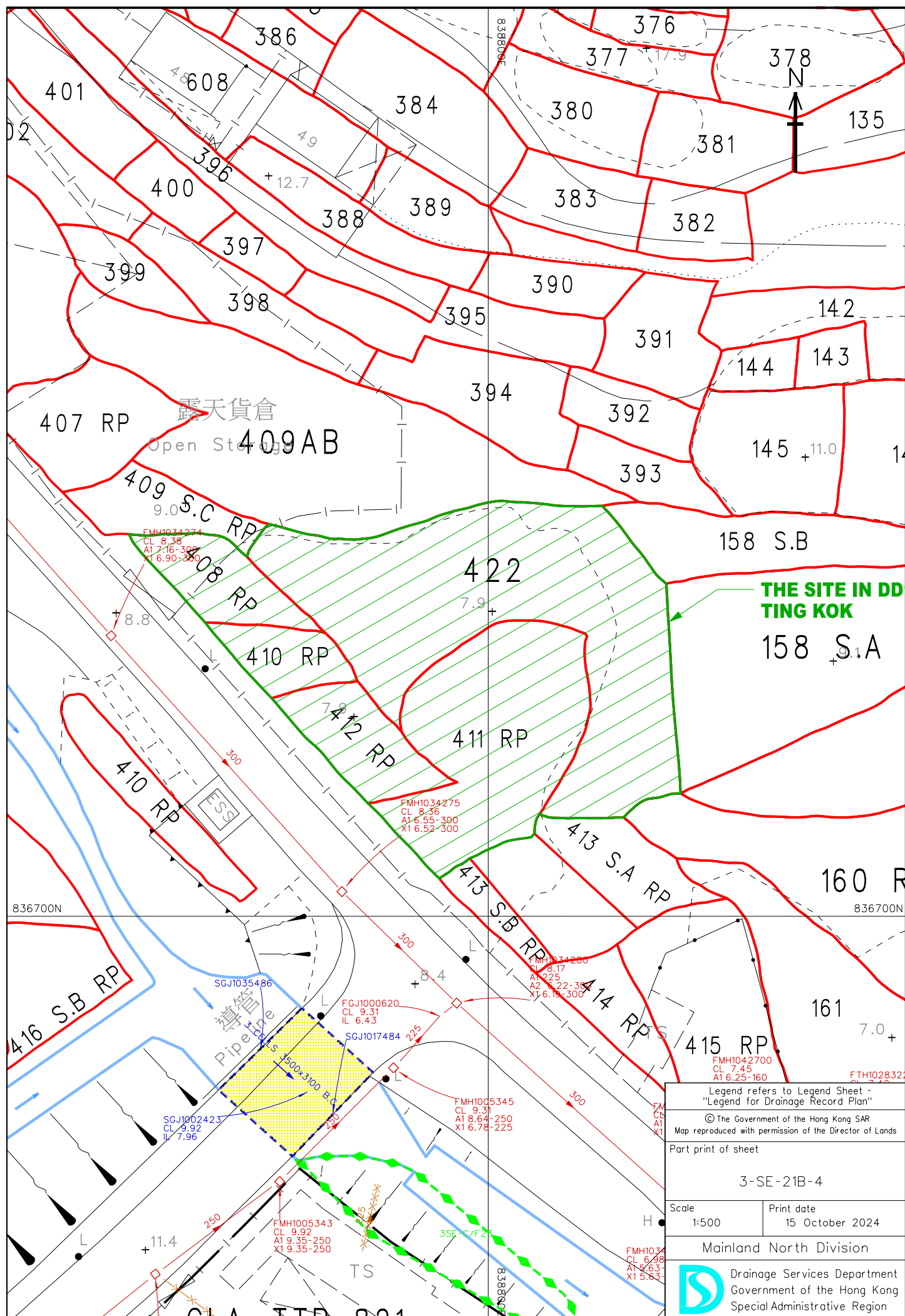
**Recommended Advisory Clauses**

- (a) to resolve any land issue relating to the development with the concerned owner(s) of the application site (the Site);
- (b) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) 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;
- (d) 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;
- (e) 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 recent site inspection, part of the crown of a large tree (i.e. *Aleurites moluccana*) (石栗) 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;
- (f) 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 **Attachment 1** 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;
- (g) 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;
- (h) 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 **Attachment 2** for reference;
- (i) 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.

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

## 參考編號

Reference Number:

250107-134044-11773

## 提交限期

Deadline for submission:

24/01/2025

## 提交日期及時間

Date and time of submission:

07/01/2025 13:40:44

## 有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TK/824

## 「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Michael Tsang

## 意見詳情

Details of the Comment :

## 強烈反對申請編號A/NE-TK/824—新界大埔洞梓擬議臨時公眾停車場項目

我謹以此信強烈反對申請人葉偉賢於2024年12月19日提交的城市規劃委員會申請編號A/NE-TK/824，該申請建議在新界大埔洞梓丈量約份第14約地段第408號餘段、第410號餘段(部分)、第411號餘段、第412號餘段及第422號建設臨時公眾停車場。基於以下理由，我相信此項目將對洞梓社區造成不可接受的負面影響，因此應予以否決：

## 一、嚴重破壞生態環境及土地用途規劃失當:

洞梓地區擁有珍貴的自然生態資源，該地段及其周邊是當地動植物的重要棲息地。興建停車場將導致植被清除、土地平整等破壞性工程，直接威脅當地生態系統，甚至造成部分物種棲息地永久喪失。此外，該地段更適合規劃為綠化空間或其他造福居民的公共設施，而非用作停車場，此舉將破壞洞梓獨特的自然景觀及居民的生活質素。

## 二、加劇交通負擔及安全隱患:

此項目將導致大量私家車、中型貨車及商業車輛湧入洞梓，嚴重加劇當地交通負擔。有限的道路基礎設施將不堪重負，高峰時段極易造成嚴重交通堵塞，影響居民出行，並增加交通事故風險。此外，交通流量增加亦會阻礙緊急救援車輛通行，危及居民安全。洞梓道路及設施並未設計以應付如此大量的車輛，尤其大型及中型車輛，將增加居民生活安全風險。

## 三、中型貨車頻繁出入構成安全威脅:

中型貨車的頻繁出入將對居民，尤其是兒童、長者及行人，構成嚴重安全威脅。大型車輛的視線盲點及較小的轉彎半徑，在住宅區及行人密集區域極易造成交通意外。同時，中型貨車亦會加劇噪音及空氣污染，進一步惡化居民生活環境。

## 四、嚴重影響居民生活質素:

停車場的噪音（引擎聲、喇叭聲）及空氣污染（廢氣排放）將嚴重影響居民生活質素，破壞洞梓地區的寧靜環境，危害居民健康，尤其對兒童、長者及慢性病患者影響更大。洞梓居民選擇居住於此，正是看重其寧靜的自然環境，此項目將嚴重損害其生活模式及社區吸引力。

五、與政府可持續發展政策相違背:

此項目與政府推動的可持續發展政策及鼓勵使用公共交通工具的目標背道而馳，將進一步加劇私家車使用，增加碳排放。

據了解，此項目已引起洞梓居民廣泛關注及反對，但相關部門似乎缺乏充分的社區諮詢及透明度。在任何社區發展項目中，居民的聲音都應被重視，而非被忽視。

基於以上理由，我強烈反對申請編號A/NE-TK/824。懇請城市規劃委員會審視此項目的合理性及必要性，並優先考慮保護洞梓的自然環境、提升居民生活質素及推動可持續發展。洞梓的未來發展應以社區利益為核心，而非以犧牲社區利益來滿足短期的停車需求。

感謝您的時間和考慮。期待您的回覆。

**From:** [REDACTED]  
**Sent:** 2025-01-07 星期二 16:42:20  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 反對在洞梓路起停車場

尊敬的議員/城市規劃委員：

我謹以此信強烈反對城市規劃委員會申請編號 A/NE-TK/824 大埔洞梓臨時公眾停車場項目。基於以下理由，我相信此項目將對洞梓社區造成不可接受的負面影響，因此應予以否決：

**1. 土地用途的不當改變**

該地段漁農自然護理署曾提出建議成為「農業優先區」立法會 CB(2)1591/2024(01)號文件。更應優先考慮作為綠化空間或其他惠及居民的公共用途。

**2. 加劇交通負擔及安全隱患：**

新建停車場將誘使大量私家車、大型貨車及商業車輛選擇於洞梓停泊，長遠令洞梓地區交通問題惡化，嚴重加劇社區交通負擔。

現汀角路及洞梓路交界，於早上高峰時段時有阻塞，新建停車場將令阻塞問題惡化，嚴重影響居民出行，並增加交通事故風險。此外，洞梓道路及設施並未設計以應付如此大量的車輛，尤其大型貨車，將增加居民生活安全風險。

**3. 大型貨車及其他車輛進出對居民構成潛在風險與危險**

臨時公眾停車場的設立不僅會吸引私家車進入，還吸引大型貨車及其他商業車輛的使用，進一步增加交通流量及道路使用的複雜性。

由於洞梓路兩側居住大量村民，至於路旁時有居民行走，部份較狹窄路段更常出現行人於車路行走，如「萬豪」洞梓路 72 號至普門路路段，該路段如因新建停車場而增加大車數量，將嚴重危及學童及居民出行風險。

而由於鄰近「童軍中心」及「慈山寺」，常有遊客及騎自行車者，大型貨車進出將對行人構成不可忽視的重大安全風險。

**4. 嚴重影響居民生活質量**

車輛的增加將進一步加劇噪音及空氣污染，惡化居民的居住環境、健康和生活質量。

停車場的噪音（行駛聲、引擎聲、喇叭聲、出入閘聲）、空氣污染（廢氣排放）及燈光污染，將嚴重影響居民精神健康及生活質量，破壞洞梓地區其寧靜的自然環境，危害居民健康，尤其對兒童、長者及慢性病患者影響更大。

**5. 與政府推動的可持續發展政策相矛盾**

香港政府一直致力於推動可持續發展，特別是鼓勵市民選擇公共交通工具，減少對私家車的依賴。然而，批准建設停車場將間接鼓勵用車，增加碳排放，與政府的低碳政策背道而馳。

**6. 缺乏充分的社區諮詢**

據了解，此項目已引起洞梓居民廣泛關注及反對，但相關部門似乎缺乏充分的社區諮詢及透明度。在任何社區發展項目中，居民的聲音都應被重視，而非被忽視。

基於以上理由，我強烈反對申請編號 A/NE-TK/824。懇請議員/城市規劃委員會重新審視此項目的合理性及必要性，並優先考慮保護洞梓的自然環境、提升居民生活質素及推動可持續發展。而非以犧牲社區利益來滿足短期的停車需求。

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

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感謝您的時間和考慮。期待您的回覆。

此致，

Carlos

R-3

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

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**From:** [REDACTED]  
**Sent:** 2025-01-09 星期四 16:13:35  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 堅決反對有關 A/NE-TK/824 規劃申請

堅決反對有關 A/NE-TK/824 規劃申請

反對理由如下：

申請位置周邊道路居住了大量居民，又多老人小孩出入，憂慮安全隱患！增加泊車容量導致噪音、空氣污染及沙塵問題加劇，嚴重影響居民身心健康！

懇請署長拒絕該項申請，給予居民一個安寧及空氣清新的居住環境，萬分感謝🙏🙏🙏

此致

Jason

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

250111-124356-14188

**提交限期****Deadline for submission:**

24/01/2025

**提交日期及時間****Date and time of submission:**

11/01/2025 12:43:56

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

A/NE-TK/824

**「提意見人」姓名/名稱****Name of person making this comment:**

先生 Mr. Lee Pui Chun

**意見詳情****Details of the Comment :**

我寫此信是為了表達我對在這位置興建停車場計劃的強烈反對。這一計劃將對當地環境造成不可逆轉的影響，特別是在樹木、昆蟲生態、視覺美觀、排水和排污等方面。

首先，該地區擁有豐富的樹木和植被，這些樹木不僅提供了氧氣，還是許多昆蟲和其他野生動物的棲息地。興建停車場將導致大量樹木被砍伐，破壞這些生態系統，進而影響到當地的生物多樣性。

其次，昆蟲生態系統的破壞將對整個生態鏈造成影響。昆蟲在授粉、土壤健康和食物鏈中扮演著重要角色，失去這些昆蟲將對植物生長和其他動物的生存造成威脅。

此外，停車場的建設將改變地區的排水系統，可能導致水土流失和洪水風險增加。鋪設的地面會阻礙雨水滲透，增加地表徑流，這不僅會影響周邊環境，還可能對當地居民的生活造成影響。

在視覺方面，停車場的建設將破壞當地的自然景觀，影響居民和遊客的生活質量。這一地區的自然美景是吸引人們的重要因素，興建停車場將使這一優勢喪失。

最後，排污問題也不容忽視。停車場的建設將增加交通流量，隨之而來的油污和其他污染物將對周邊水體造成威脅，進一步損害當地的生態環境。

基於以上原因，我強烈反對興建停車場的計劃。我希望相關部門能夠重新考慮這一決策，並尋找更環保的替代方案，以保護我們珍貴的自然資源和生態系統。



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

250112-223629-66820

**提交限期****Deadline for submission:**

24/01/2025

**提交日期及時間****Date and time of submission:**

12/01/2025 22:36:29

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

A/NE-TK/824

**「提意見人」姓名/名稱****Name of person making this comment:**

小姐 Miss. 劉琳

**意見詳情****Details of the Comment :**

這裏有一片美麗的樹林植物，所以興建停車場破壞美觀和昆蟲棲息地，強烈反對。請跟進和回覆。

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

250114-003343-62134

**Reference Number:****提交限期**

24/01/2025

**Deadline for submission:****提交日期及時間**

14/01/2025 00:33:43

**Date and time of submission:****有關的規劃申請編號**

A/NE-TK/824

**The application no. to which the comment relates:****「提意見人」姓名/名稱**

先生 Mr. Dominic Hodson

**Name of person making this comment:****意見詳情****Details of the Comment :**

This letter constitutes a formal objection to application A/NE-TK/824, submitted on 19th December 2024, for a temporary public car park in Dong Tsz, Tai Po. This proposal is not merely flawed; it represents a cynical disregard for environmental protection and community well-being. Its approval would send a deeply troubling message about this Board's commitment to responsible governance and would represent a significant setback for environmental protection efforts in the region.

The purported environmental impact assessment is wholly inadequate. The claim of "temporary" status is a disingenuous attempt to avoid rigorous scrutiny. The cumulative impact of this car park, alongside existing development pressures, will irreversibly damage the delicate ecosystem of Dong Tsz.

The application demonstrably fails to meet due diligence standards. It suffers from a critical deficiency in strategic environmental assessment, ignoring the broader context of regional development plans and their cumulative impact. The proposed mitigation measures are insufficient and lack the detail needed to demonstrate genuine environmental commitment. The lack of transparency and meaningful public consultation further undermines the application.

The claimed economic benefits are unsubstantiated and fail to account for long-term costs associated with environmental damage and potential negative impacts on local businesses and property values. The entire proposal reeks of political expediency, prioritizing short-term gains over long-term sustainability.

The Board's responsibility extends beyond simply approving development applications. We must hold developers accountable for genuine commitment to environmental protection and community well-being. This application fails to meet these fundamental requirements. Approving this car park would damage Dong Tsz and erode public trust.

Therefore, I urge the Board to reject application A/NE-TK/824 and demand a far more comprehensive and transparent assessment. Anything less would be a dereliction of duty.

Dom

**From:** [REDACTED]  
**Sent:** 2025-01-24 星期五 17:25:42  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 堅決反對有關 A/NE-TK/824 規劃申請

強烈反對有關 A/NE-TK/824 規劃申請

反對理由如下：

1. 申請位置周邊道路居住了大量居民，憂慮增加泊車容量導致噪音、空氣污染及沙塵問題加劇，嚴重影響居民身心健康！
2. 汀角路及洞梓路交界，於早上返工返學時段時有阻塞，新建停車場將令阻塞問題惡化，造成不便。
3. 該地段漁農自然護理署曾提出建議成為「農業優先區」立法會 CB(2)1591/2024(01)號文件。更應優先考慮作為綠化空間或其他惠及居民的公共用途。洞梓地區以其寧靜的自然環境著稱，計劃地將土地改作停車場，將破壞當地獨特的自然景觀，並損害居民的生活質素。

懇請署長拒絕該項申請，給予居民一個安寧、空氣清新及安全的居住環境。衷心感謝🙏

Matthew