Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years, Lot 470 (Part) in D.D. 83 and adjoining Government Land, Kwan Tei, Fanling

PLANNING STATEMENT



Toco Planning Consultants Ltd.

Table of Contents

Page No.

Executive Summary

1 INTRODUCTION **1**

2 PLANNING BACKGROUND **2**

2.1 Site Location and Accessibility 2

2.2 Site and Adjacent Land Uses 2

2.3 Planning History 2

2.4 Land Status 2

3 DEVELOPMENT PROPOSAL **3**

4 PLANNING JUSTIFICATIONS **4**

4.1 Reasons for the Renewal Application 4

4.2 Compatible Temporary Use Without Affecting the "AGR" Zone 4

4.3 Adherence to TPB Guidelines on Renewal of Planning Approval 5

4.4 No Adverse Impacts 6

4.5 Unlikely to Set and Undesirable Precedent 6

5 CONCLUSION **7**

LIST OF APPENDICIES

Appendix I Approval Letter for Application No. A/NE-LYT/815

Appendix II Compliance of Approval Condition (c)

Appendix III Updated Condition Record of the Existing Drainage Facilities

LIST OF FIGURES ***FOLLOWING PAGE***

Plan A Zoning and Location Plan **1**

Plan B Site and Land Status Plan **2**

- Site Photos **2**

Plan C The Approved Triangular Car Park **3**

LIST OF TABLES ***PAGE***

Table 4.1: Fulfilment of Assessment Criteria under TPB PG-No. 34D **5**

Executive Summary

This section 16 (s.16) planning application is submitted by Toco Planning Consultants Limited on behalf of the landowner of Lot 470 in D.D. 83, Kwan Tei, Fanling (the Applicant). The Applicant seeks planning permission from the Town Planning Board (TPB) for a renewal of planning approval under Application No. A/NE-LYT/815 for the temporary public vehicle park (private cars) with 11 cars parking spaces for a period of three years in a portion of the aforesaid private lot and its adjoining government land. The application site is about 420m^2 in area and is zoned "Agriculture" ("AGR") on the Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19.

The application site is currently used for the applied use with valid planning permission under Application No. A/NE-LYT/815 until 5.2.2027. It is the subject of four previous s.16 planning applications (Nos. A/NE-LYT/568, 742, 795 and 815) of which applications Nos. A/NE-LYT/568, 742 and 815 submitted by the Applicant were approved for the same use with the same development parameters as the current renewal application. Compared with the last approval application, the site layout of the current application remains unchanged and all the approved conditions under the last approved application have been complied with.

The proposed renewal of further three years can facilitate continuity of the existing village car park use to meet the genuine demand for parking spaces for the residents in Kwan Tei Village. Planning assessment has indicated that the present application is well justified. The proposed temporary use is generally compatible with the adjacent village land use character. It has complied with the assessment criteria for renewal of planning approval as stated in the TPB Guidelines No. 34D. There is no material change in planning circumstances since the previous temporary approval was granted, and there is no adverse planning implications arising from the renewal of planning approval. The Applicant has fulfilled all the approval conditions under the previous approval. The proposed renewal of further three years is considered reasonable and it will not frustrate the long-term planning intention of "AGR" zone. It will not result in any significant traffic, environmental, drainage, sewerage and landscape impacts on the locality, and thus the approval of this application will not set an undesirable precedent for other similar applications within the same "AGR" zone.

行政摘要

(內容如有差異，應以英文版本爲準)

粉嶺軍地丈量約份第 83 約地段第 470 號之土地業主 (申請人)，現透過達材都市規劃顧問有限公司，根據城市規劃 (城規) 條例第 16 條向城市規劃委員會 (城規會) 遞交規劃許可申請，以准許就位於上述私人地段的部份地方和毗連政府土地內 (申請地點) 作 11 個私家車位的臨時公眾停車場 (私家車) 之規劃許可編號 A/NE-LYT/815 獲得續期，爲期 3 年。申請地點面積約有 420 平方米，現時在龍躍頭及軍地南分區計劃大綱核准圖編號 S/NE-LYT/19 上被訂爲「農業」地帶。

申請地點現時根據有效至 2027 年 2 月 5 日的規劃許可編號 A/NE-LYT/815 用作申請用途，而申請地點過去曾涉及四宗規劃申請 (編號 A/NE-LYT/568、742、795 及 815)，當中由申請人提交的規劃申請編號 A/NE-LYT/568、742 及 815 與是次續期申請的用途及發展參數相同而又獲得批准。與最後已獲批的規劃申請比較，是次申請的場地佈局維持不變，申請人亦已經履行所有上次規劃許可的附帶條件。

申請人希望透過擬議續期三年，能令現有的村用停車場用途能夠繼續運作，從而舒緩軍地居村民對停車位的急切需求。規劃評估指出是次申請理據充分，擬議臨時用途大致上與附近的鄉郊土地特性互相協調，同時亦符合規劃指引編號 34D 就有關臨時用途或發展的規劃許可續期之準則。自上次批給臨時許可後，規劃情況沒有任何重大改變，而規劃許可獲續期亦不會在規劃上帶來不良的影響，申請人亦已經履行所有上次規劃許可的附帶條件。擬議續期的額外三年是合理的，除了不會影響「農業」地帶的長遠規劃意向，亦不會對區內的交通、環境、排水、排污及園景造成不良影響，因此批准本申請不會爲同一「農業」地帶的其他類似申請立下不良先例。

1. INTRODUCTION

This section 16 (s.16) planning application is submitted by Toco Planning Consultants Limited on behalf of Lau Kung Yi (or I) Tong, the landowner of Lot 470 in D.D. 83 (the Applicant). The Applicant seeks planning permission from the Town Planning Board (the Board / TPB) for a renewal of the planning approval under Application No. A/NE-LYT/815 for the temporary public vehicle park (private cars) with 11 parking spaces for a period of three years in a portion of the aforesaid private lot and the adjoining Government land (GL), Kwan Tei, Fanling, New Territories (N.T.). The application site is about 420m^2 in area, and is currently zoned "Agriculture" ("AGR") on the Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/19 (**Plan A**).

The application site is currently used for the applied use with valid planning permission under Application No. A/NE-LYT/815 until 5.2.2027 (see **Appendix I**). It is the subject of four previous s.16 planning applications (Nos. A/NE-LYT/568, 742, 795 and 815) of which applications Nos. A/NE-LYT/568, 742 and 815 submitted by the Applicant were approved for the same use with the same development parameters as the current renewal application. Compared with the last approval application, the site layout of the current application remain unchanged and all the approved conditions under the last approved application have been complied with (see **Appendix II**).

Planning assessments have indicated that the present application is well justified based on the following reasons:

(a) the proposed renewal of further three years can facilitate continuity of the existing village car park use to meet the genuine demand for parking spaces for the residents in Kwan Tei Village;
(b) the proposed temporary use is generally compatible with the adjacent village land use character, and it will not frustrate the long-term planning intention of "AGR" zone;
(c) there is no material change in planning circumstances such as planning policy and land use zoning in the area since the previous temporary approval was granted;
(d) there is no adverse planning implications (or pre-emption of planned permanent development in the area) arising from the renewal of the planning approval;
(e) the Applicant has complied with all the approval conditions under the previous approval;
(f) the proposed renewal of further three years is considered reasonable;
(g) the small scale development will not result in any significant traffic, environmental, drainage, sewerage and landscape impacts on the locality; and
(h) it will not set an undesirable precedent for other similar applications.

In view of the above, the subject s.16 planning application is in line with the relevant TPB Guidelines on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (hereafter refers as TPB PG-No. 34D).



TOCO

Plan A: Zoning and Location Plan

Extract of Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No.S/NE-LYT/19

(Prepared on 2.10.2026)

2. PLANNING BACKGROUND

2.1 Site Location and Accessibility (Plan A)

The application site is located at the western fringe of Kwan Tei Village, Fanling, N.T.. It is bounded by a pond to the north; the village proper of Kwan Tei Village to the east; a local track to the south; and a piece of flat land covered with dry abandoned field and wild grass to the west. The site is accessible from Sha Tau Kok Road – Lung Yeuk Tau via a local track (**Photo 6**).

2.2 Site and Adjacent Land Uses (Plan B)

The application site has a total area of about 420m^2 and is triangle in shape (**Photo 1**). It is flat, hard paved and fenced off (**Photo 2** and **Photo 3**). The site is currently occupied by a village car park with 11 parking spaces, landscape features and drainage gutters (**Photo 4** and **Photo 5**). The surrounding land uses are predominantly rural in character intermixed with village houses, vacant land and flat land covered with dry abandoned field and wild grass. Kwan Tei children's playground and football field are located further north of the site.

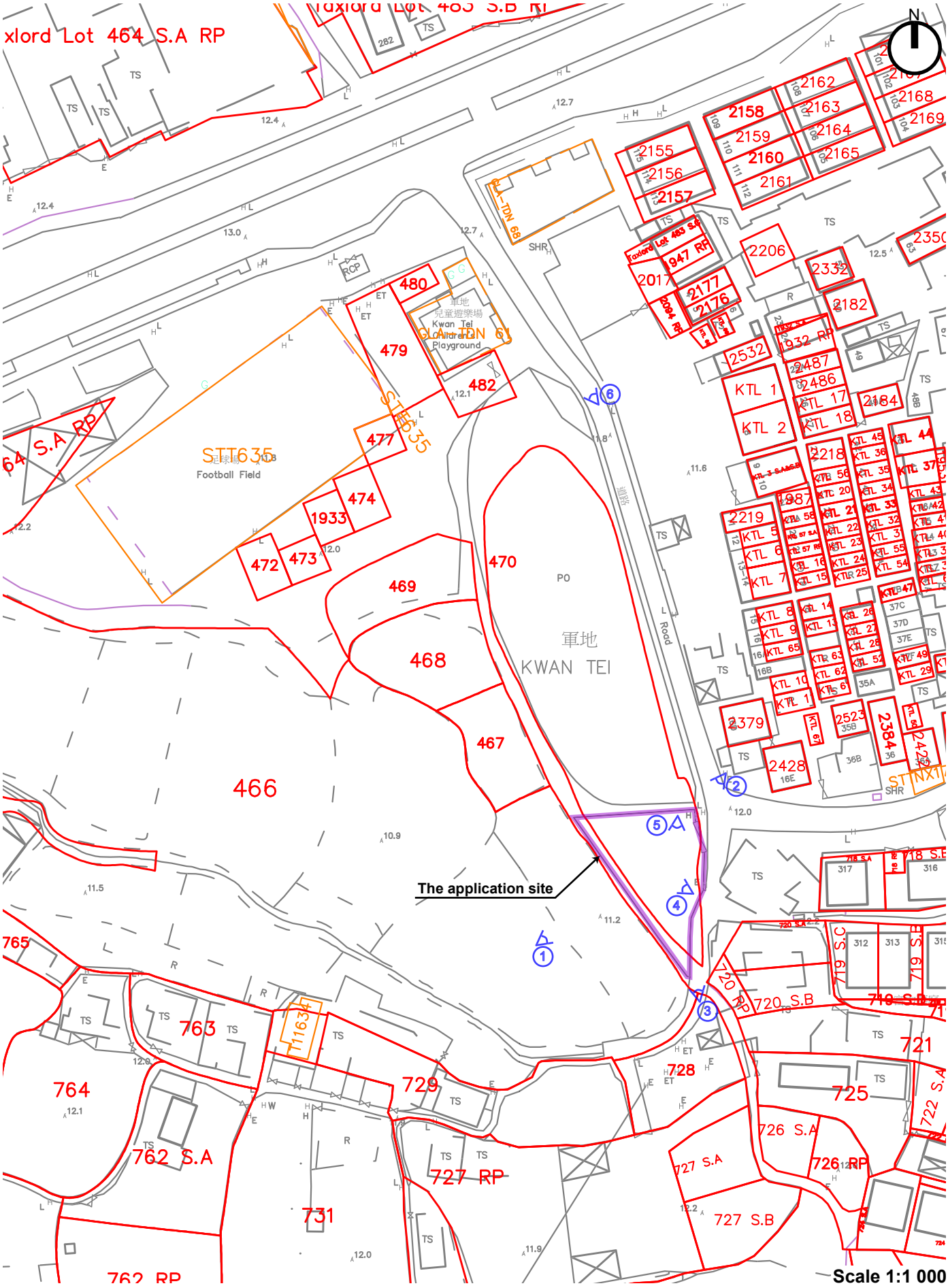
2.3 Planning History

The application site is zoned "AGR" on the Approved Lung Yeuk Tau & Kwan Tei South OZP No. S/TNE-LYT/19. The planning intention of this 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 purpose.

The application site is the subject of four previous s.16 planning applications (Nos. A/NE-LYT/568, 742, 795 and 815) for the same applied use for a period of three years. Application Nos. A/NE-LYT/568, 742 and 815 submitted by the Applicant as the current application were approved by the Board with the same parameters (i.e. 11 parking spaces). All the approved conditions under the last approved application have been complied with and the planning permission is valid until 5.2.2027.

2.4 Land Status (Plan B)

The application site involves Lot 470 (Part) in D.D. 83 and some adjoining GL. The private lot within the site is an old scheduled agricultural lot under block government lease. The GL included in the site is about 75m^2 in area, and the Applicant had already applied to Lands Department for a Short Term Tenancy covering the said GL.



TOCO

Plan B: Site and Land Status Plan

(Prepared on 2.10.2026)



Photo 1: The application site.



Photo 2: North-eastern side of the site.



Photo 3: South-eastern side of the site.



Photo 4: Northern portion of the site.



Photo 5: Southern portion of the site.



Photo 6: Local track towards Sha Tau Kok Road.

TOCO

Site Photos

(View Points Shown on Plan B)

(Prepared on 2.10.2026)

3. DEVELOPMENT PROPOSAL

In view of the strong demand for private car parking spaces to serve the villagers nearby, the Applicant would like to continue the operation of the temporary village car park at the application site. As shown on the layout plan in **Plan C**, the present scheme under this application will be the same as the previously approved scheme (Application No. A/NE-LYT/815). It has the following facilities and operation:

(i) Car Parking Layout

With a total application site area of 420m^2, there are 11 parking spaces for private cars (measuring 2.5m x 5m each) within the site. No structure or kiosk is or will be erected on the site. Sufficient space has been reserved within the site for turning of vehicles. The existing boundary fence on the site will be continued to be maintained at all time.

(ii) Access Arrangement

The application site is accessible from Sha Tau Kok Road – Lung Yeuk Tau via a local track. The ingress/ egress of the site will be continued to be maintained 5m width to allow sufficient space for vehicles entering the site.

(iii) The Operation

The operation hours of the temporary public vehicle park continue to be 24 hours per day. The car owners can freely access the locked car park using their own keys. Similar to the normal practice of the local villages in the N.T., the subject public vehicle park will continue to be on payment of a fee on monthly basis. It will only be available for the use of the local residents of Kwan Tei Village and the payment procedure shall be made in the Rural Committee/ Village Office.

(iv) Landscape Consideration

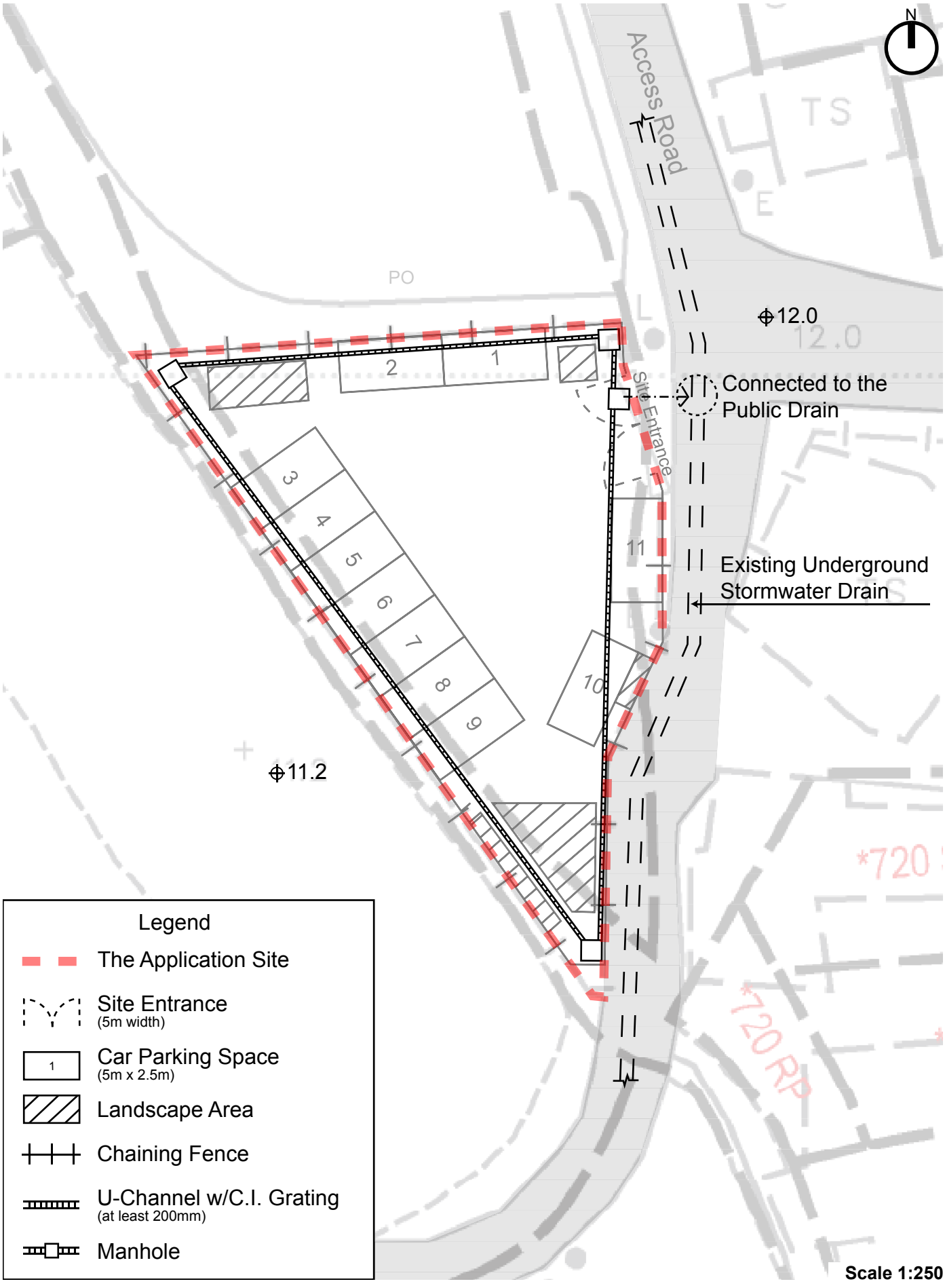
Same as the latest planning approval, all the existing trees will be retained in-situ. The Applicant is reminded to maintain the existing trees within the application site in satisfactory condition at all time.

(v) Environmental and Drainage Considerations

No car washing, vehicle repair, dismantling, paint spraying or other workshop activities will be allowed within the application site.

The application site had already provide a series of drainage facilities based on the approved layout plan, i.e. U-channel along the site boundary and 4 manholes around the site corners. Approval condition (c) in relation to the submission of a condition record of the existing drainage facilities has been complied with (see **Appendix II**). The Applicant is reminded to maintain the existing drainage facilities within the application site in satisfactory condition at all time.

An updated condition record of the existing drainage facilities is attached in **Appendix III**. The existing drainage facilities are generally in order. No debris, large objects or large tree fragments are trapped inside the U-channel and manholes.



TOCO

Plan C: The Approved Triangular Car Park

(For Indicative Purpose Only)

(Prepared on 2.10.2026)

4. PLANNING JUSTIFICATIONS

4.1 Reasons for the Renewal Application

Kwan Tei Village is a well-established local village with a number of residential dwellings. It is located at a relatively remote area with minimum public transportation nearby. This resulted in a genuine demand for parking spaces for the local villagers in the area. In 2015, the Applicant submitted a s.16 planning application (Application No. A/NE-LYT/568) to the TPB to allow a temporary public vehicle park (private cars) for a period of 3 years at the application site. The application was approved by the Board on 7.8.2015. Subsequently, the public vehicle park at the site ceased operation after the planning permission was lapsed on 7.8.2018. In view of the continuous demand for car parking facilities in the vicinity, the Applicant submitted a s.16 planning application (Application No. A/NE-LYT/742) to the TPB to re-activate the operation of the car park at the site. The application was approved by the Board on 5.2.2021.

Subsequently, on 26.1.2024, a s.16 planning application (No. A/NE-LYT/815) for a renewal of the previous planning approval for a period of three years was approved by the Board (see **Appendix I**), and all the approval conditions have been complied with (see **Appendix II**) As the currently valid planning approval will expire on 5.2.2027, the Applicant now seeks for permission to renew the planning approval. Compared with the scheme of the last approved application, the development scheme under this application is the same in terms of the applied use, site area / boundary and major development parameters. The proposed renewal of further three years could help meeting the genuine demand for more parking spaces to serve the residents in Kwan Tei Village.

4.2 Compatible Temporary Use Without Affecting the "AGR" Zone

The application site is located at the western fringe of Kwan Tei Village and surrounded mostly by village houses, vacant land and flat land covered with dry abandoned field and wild grass. It falls within an area zoned "AGR" on the Approved Lung Yeuk Tau and Kwan Tei OZP. Although the planning intention of the "AGR" zone is to retain and safeguard good quality agricultural land/ farm/ fish ponds for agricultural purpose, it is considered that the approval of the application on a temporary basis for a period of three years will not frustrate the long-term planning intention of the "AGR" zone. The proposed temporary use is generally compatible with the surrounding village land use character.

Moreover, the application site is suitable for the subject public vehicle park to serve the residents of Kwan Tei Village since it is adjoining the "V" zone. The site has been paved for some time to facilitate the development of public vehicle park under the previous planning approvals (Nos. A/NE-LYT/568, 742 and 815). No site formation works will need to be carried out for the development. Hence, significant adverse impacts on existing landscape resources arising from the subject development are not anticipated.

4.3 Adherence to the TPB Guidelines on Renewal of Planning Approval

The TPB Guidelines on "Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development" (TPB PG-No. 34D) sets out the assessment criteria for assessing applications for renewal of planning approvals. **Table 4.1** below demonstrates that the current application fulfils the corresponding criteria in the TPB PG-No. 34D.

Table 4.1: Fulfilment of Assessment Criteria under TPB PG-No. 34D

Assessment Criteria	Current Application
a) Whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/ land-use zoning for the area) or a change in the land uses of the surrounding areas;	Since the previous temporary planning approval (Application No. A/NE-LYT/815) was granted by the Board on 26.1.2024, there is no material change in planning circumstances such as planning policy (i.e. policy on agriculture or related aspects), and land use zoning in the area (i.e. the statutory town plan in the area is still the same version). The surrounding land uses, predominantly village type development in nature, remain unchanged.
b) Whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);	The Applicant, who is the landowner of Lot 470 in D.D. 83, seeks renewal of the planning approval under Application No. A/NE-LYT/815 for temporary public vehicle park (private cars) for a period of three years only in a small portion of the aforesaid lot and its adjoining government land in Kwan Tei. The subject temporary application will not frustrate the long-term planning intention of the "AGR" zone. Currently, there is no future plan or programme at the site and its surrounding area. There is also no agricultural rehabilitation programme in the area. In addition, the present scheme has no change in the nature of use and operation compared with the latest previous permission. Hence, the subject application will not introduce any adverse planning implication for any planned permanent development.
c) Whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments	The Applicant has complied with all the approval conditions under the previous approval under Application No. A/NE-LYT/815. Approval conditions (a), (b) and (d) are in relation to operational

Assessment Criteria	Current Application
within the specified time limits;	conditions, and the Applicant has been complying them consistently. Approval condition (c) in relation to the submission of a condition record of the existing drainage facilities has been fully complied with on 3.4.2024 (see **Appendix II**).
d) Whether the approval period sought is reasonable; and	The current application seeks renewal of the temporary planning approval for three years, which does not exceed the original validity period of the temporary approval (i.e. Application No. A/NE-LYT/742). It can facilitate continuity in the operation of existing village car park use to serve the local residents and villagers in Kwan Tei Village, while the Government bureaux or departments at the present moment do not have plan or programme for the application site.
e) Any other relevant considerations.	N/A

4.4 No Adverse Impacts

As mentioned in **Section 3.1**, compared with the previously approved scheme (Application No. A/NE-LYT/815), the present scheme has no change in the nature of use, operation and planning parameters of the proposed development. Therefore, the small scale temporary use with only 11 car parking spaces at the application site will not result in any significant traffic, environmental, drainage, sewerage and landscape impacts on the locality. Concerned departments had no in-principle objection to or adverse comment on the approved development during the previous planning application stage, and the Applicant has fulfilled all the approval conditions of the previously approved scheme.

4.5 Unlikely to Set and Undesirable Precedent

There are several similar applications (i.e. Nos. A/NE-LYT/718 and 806) for proposed temporary public vehicle park (private cars) use with the same “AGR” zone on the Approved Lung Yeuk Tau & Kwan Tei South. Considerations of two previously approved applications Nos. A/NE-LYT/742 and 815 at the application site are also relevant to the current application. Hence, approval of this s.16 planning application is in line within the previous decision of the Board.

5. CONCLUSION

The application site is currently used for the applied use with valid planning permission under Application No. A/NE-LYT/815 until 5.2.2027. In order to allow the continual operation of the subject use, the Applicant now seeks planning permission from the Board for a renewal of the planning approval for the temporary public vehicle park (private cars) with 11 parking spaces for a period of three years at the site. Compared with the previous application, the major development parameters, including site area, number of parking spaces and layout, remain unchanged.

Planning assessments have indicated that the present application is well justified based on the following reasons:

(a) the proposed renewal of further three years can facilitate continuity of the existing village car park use to meet the genuine demand for parking spaces for the residents in Kwan Tei Village;
(b) the proposed temporary use is generally compatible with the adjacent village land use character, and it will not frustrate the long-term planning intention of “AGR” zone;
(c) there is no material change in planning circumstances such as planning policy and land use zoning in the area since the previous temporary approval was granted;
(d) there is no adverse planning implications (or pre-emption of planned permanent development in the area) arising from the renewal of the planning approval;
(e) the Applicant has complied with all the approval conditions under the previous approval;
(f) the proposed renewal of further three years is considered reasonable;
(g) the small scale development will not result in any significant traffic, environmental, drainage, sewerage and landscape impacts on the locality; and
(h) it will not set an undesirable precedent for other similar applications.

In view of the small scale nature of the proposed temporary use and the justifications presented in the Planning Statement, honourable members of the TPB are requested to approve this planning application.

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-LYT/815

By Post & Fax [redacted]

16 February 2024

[redacted]

Dear Sir/Madam,

Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years in "Agriculture" Zone, Lot 470 (Part) in D.D. 83 and Adjoining Government Land, Kwan Tei, Fanling

I refer to my letter to you dated 22.1.2024.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance (the Ordinance) on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years and renewed from 6.2.2024 to 5.2.2027 and is subject to the following conditions :

(a) no vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the Site at any time during the planning approval period;

(b) only private cars as defined in the Road Traffic Ordinance is allowed to be parked / stored on or enter / exit the Site at any time during the planning approval period;

(c) the submission of a condition record of the existing drainage facilities within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 6.5.2024;

(d) the existing drainage facilities shall be properly maintained at all times during the planning approval period;

(e) if any of the above planning condition (a), (b) or (d) 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

(f) if the above planning condition (c) 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.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix VI of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36C. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (https://www.tpb.gov.hk/en/resources/index.html), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 6.2.2027. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36C for details.

The TPB Paper in respect of the application is available at this link (https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/735_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 26.1.2024 is enclosed herewith for your reference.

Under section 17(1) and 17(1A) of the Ordinance, an applicant aggrieved by a decision of the TPB may in writing apply to the TPB for a review of the decision and set out the grounds for the review. If you wish to seek a review, you should inform me and provide the grounds for the review within 21 days from the date of this letter (on or before 8.3.2024). 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.

This permission by the TPB under section 16 of the Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. Tim Fung of the Sha Tin, Tai Po & North District Planning Office at 2158 6237. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officer is attached herewith for your reference.

Yours faithfully,

(Letícia LEUNG)
for Secretary, Town Planning Board

LL/CN/cl

List of Government Department Contacts

(Application No. A/NE-LYT/815)

部門 **Department**	辦事處 **Office**	聯絡人姓名 **Name of Contact Person**	電話號碼 **Telephone No.**	傳真號碼 **Facsimile No.**
渠務署 Drainage Services Department	新界北渠務部 Mainland North Division	張飛傑先生 Mr. CHEUNG Fei Kit	2300 1439	2770 4761

規 劃 署

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

Planning Department

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

來函檔號	Your Reference:	
本署檔號	Our Reference:	( ) in TPB/A/NE-LYT/815
電話號碼	Tel. No. :	2158 6221
傳真機號碼	Fax No. :	2691 2806 / 2696 2377

[redacted]

By Post and Fax [redacted]

3 April 2024

Dear Sir/Madam,

Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years in "Agriculture" Zone, Lot 470 (Part) in D.D. 83 and Adjoining Government Land, Kwan Tei, Fanling

(Compliance with Approval Condition (c) for Planning Application No. A/NE-LYT/815)

I refer to your submission received by this office on 1.3.2024 for compliance with approval condition (c) in relation to the submission of a condition record of the existing drainage facilities under the captioned planning application.

Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. Samuel X WANG; Tel.: 2300 1135) has been consulted and considered approval condition (c) has been complied with. His advisory comments are attached at **Appendix I**.

Should you have any planning-related enquiries, please feel free to contact Ms. Carman CHEUNG of this department at 2158 6229.

Yours faithfully,

(Hannah YICK)
for Director of Planning

Appendix I

Advisory comments of the Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. Samuel X WANG; Tel.: 2300 1135):

1. Please remind the applicant that the development and the drainage facilities implemented on site shall not obstruct overland flow/surface runoff and any existing drainage facilities.

2. The applicant shall make sure that rain water falling onto the subject site shall be connected by a drainage system and conveyed to a proper discharge point(s). The applicant shall maintain such system properly and rectify the system if it is found to be inadequate or ineffective during operation at his own cost. The application shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by a failure of the system.

Section 16 Planning Application for Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years, Lot 470 (Part) in D.D. 83 and adjoining Government Land, Kwan Tei, Fanling

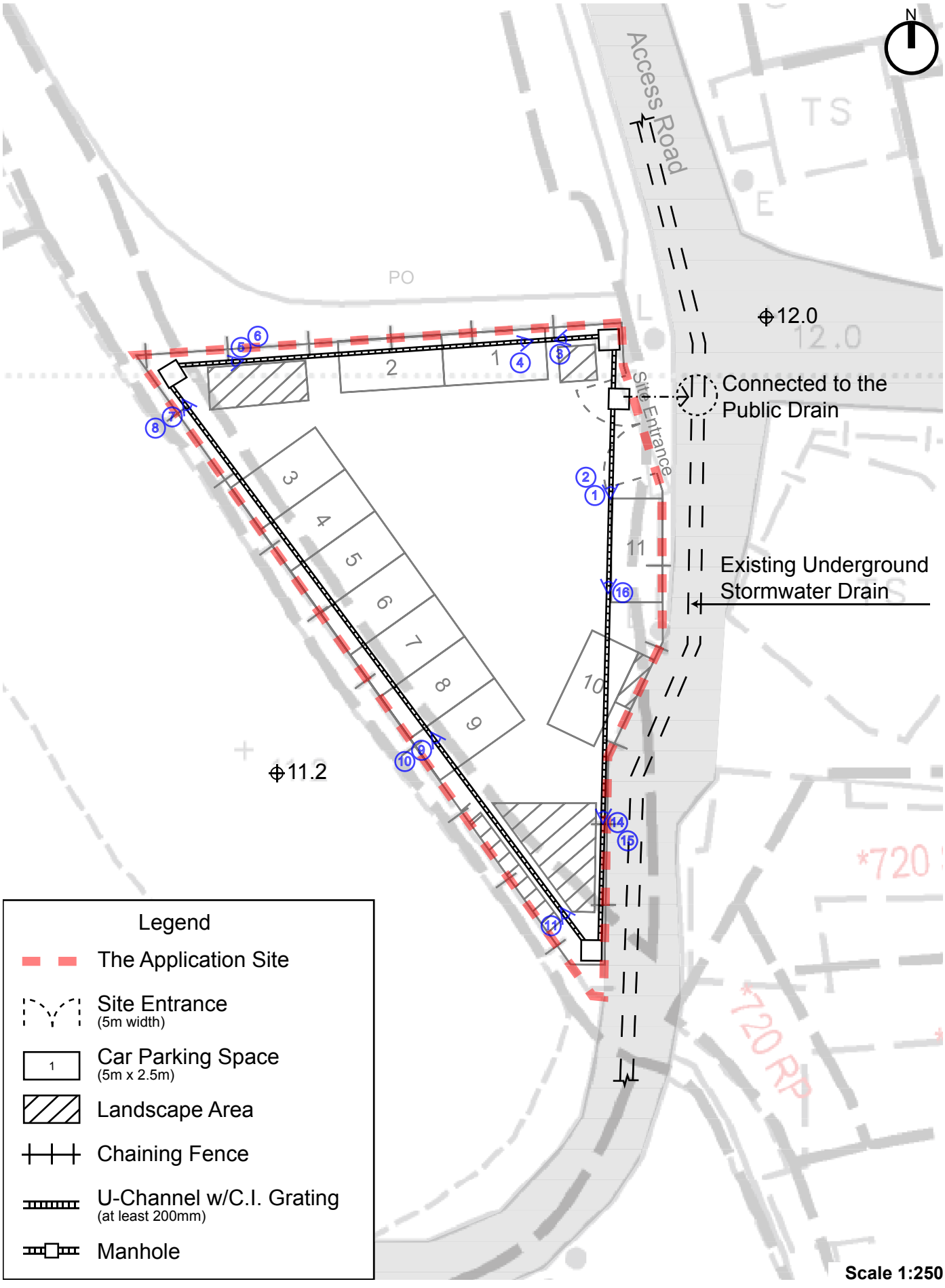
---

Updated Condition Record of the Existing Drainage Facilities

(Date: 5 Oct 2026)

Toco Planning Consultants Ltd.

TOCO



TOCO

Plan 1: As-built Drainage Plan

(For Indicative Purpose Only)

(Prepared on 5.10.2026)



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11

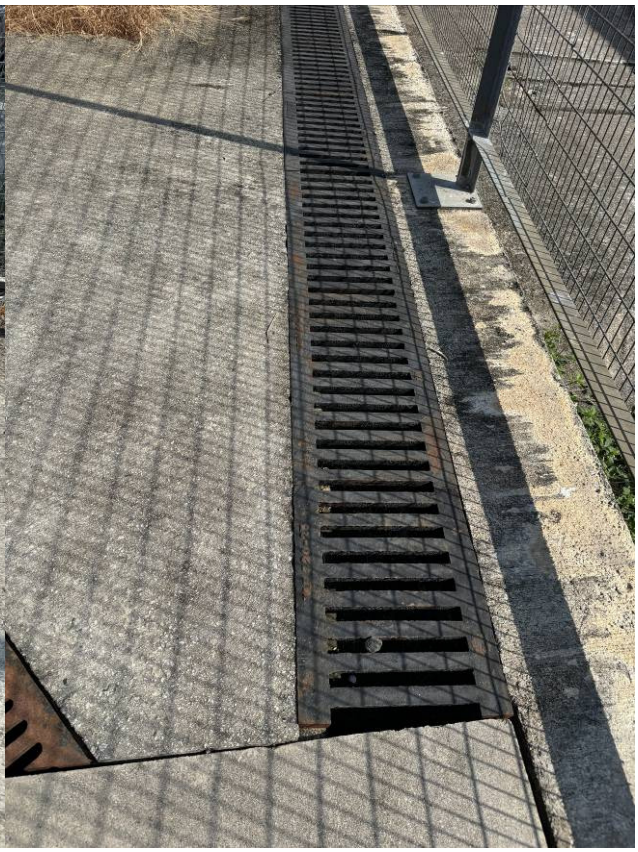


Photo 12



Photo 13

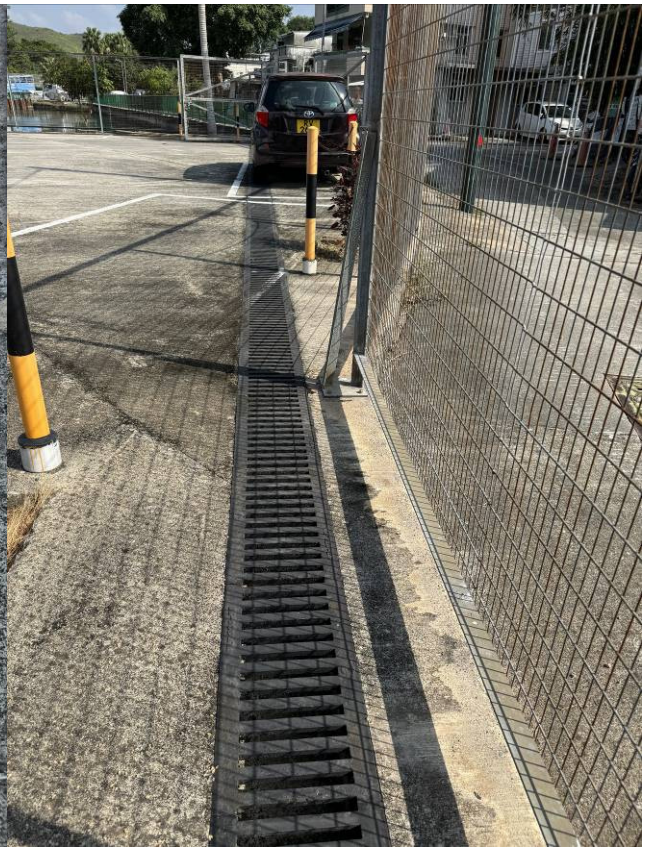


Photo 14



Photo 15



Photo 16