

2024年 12月 1 8日

此文件在 收到。城市規劃委員會  
只會在 及文件後才正式確認收到  
申請。

Appendix I of  
RNTPC Paper No. A/NE-LYT/839A

18 DEC 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

|                                 |                         |              |
|---------------------------------|-------------------------|--------------|
| For Official Use Only<br>請勿填寫此欄 | Application No.<br>申請編號 | A/NE-LYT/839 |
|                                 | Date Received<br>收到日期   | 18 DEC 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.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

|   |   |
|---|---|
| 1. Name of Applicant 申請人姓名/名稱   |   |
| <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input checked="" type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 |   |
| Yu Fai (於菲)   |   |
| 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)   |   |
| <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 |   |
| Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)  |   |
| 3. Application Site 申請地點  |   |
| (a) Full address / location / demarcation district and lot number (if applicable)<br>詳細地址/地點/丈量約份及地段號碼(如適用)   | Lots 236 S.B. ss.1 (Part), 261 S.A (Part) & 262 S.A (Part) in D.D. 85, Fu Tei Pai, Fanling, N.T.  |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及/或總樓面面積   | <input checked="" type="checkbox"/> Site area 地盤面積 140 sq.m 平方米 <input checked="" type="checkbox"/> About 約<br>Not more than<br><input checked="" type="checkbox"/> Gross floor area 總樓面面積 45 sq.m 平方米 <input type="checkbox"/> About 約 |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積(倘有)   | Nil sq.m 平方米 <input type="checkbox"/> About 約   |



|  |  |
|--|--|
| (d) Name and number of the related statutory plan(s)<br>有關法定圖則的名稱及編號 | Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan<br>No. S/NE-LYT/19   |
| (e) Land use zone(s) involved<br>涉及的土地用途地帶                           | 'Village Type Development' ("V")   |
| (f) Current use(s)<br>現時用途   | Vacant<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(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 5/11/2024 (DD/MM/YYYY), this application involves a total of 3 "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 2024 年 11 月 5 日的記錄，這宗申請共牽涉 3 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 -

☒ has obtained consent(s) of 2 "current land owner(s)"<sup>#</sup>.  
已取得 2 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)'<br>「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<br>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<br>(DD/MM/YYYY)<br>取得同意的日期<br>(日/月/年) |
| 2  | D.D.85 261 S.A   | 18/10/2024   |
| 2  | D.D.85 236 S.B ss.1  | 18/10/2024   |
|  |  |  |
|  |  |  |

(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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

| Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料 |  |   |
|---|--|---|
| No. of 'Current Land Owner(s)'<br>「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<br>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<br>(DD/MM/YYYY)<br>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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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

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  
 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展  
 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))  
 (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

|   |  |  |
|---|--|--|
| (a) Proposed use(s)/development<br>擬議用途/發展  | Proposed Temporary Shop & Services for a Period of 3 Years |  |
| (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)  |  |  |
| (b) Effective period of permission applied for<br>申請的許可有效期  | <input checked="" type="checkbox"/> year(s) 年              | 3  |
|   | <input type="checkbox"/> month(s) 個月                       |  |
| (c) Development Schedule 發展細節表  |  |  |
| Proposed uncovered land area 擬議露天土地面積   | 95   | sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed covered land area 擬議有上蓋土地面積  | 45   | sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed number of buildings/structures 擬議建築物/構築物數目   | 1  |  |
| Proposed domestic floor area 擬議住用樓面面積   | NA   | sq.m <input checked="" type="checkbox"/> About 約 |
| Proposed non-domestic floor area 擬議非住用樓面面積  | Not more than 45   | sq.m <input type="checkbox"/> About 約            |
| Proposed gross floor area 擬議總樓面面積   | Not more than 45   | sq.m <input type="checkbox"/> 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) |  |  |
| Structure 1: Shop & services (Not exceeding 4m, 1 storey)   |  |  |
| 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  | Nil  |  |
| Motorcycle Parking Spaces 電單車車位   | Nil  |  |
| Light Goods Vehicle Parking Spaces 輕型貨車泊車位  | Nil  |  |
| Medium Goods Vehicle Parking Spaces 中型貨車泊車位   | Nil  |  |
| Heavy Goods Vehicle Parking Spaces 重型貨車泊車位  | Nil  |  |
| Others (Please Specify) 其他 (請列明)  | NA   |  |
| Proposed number of loading/unloading spaces 上落客貨車位的擬議數目   |  |  |
| Taxi Spaces 的士車位  | Nil  |  |
| Coach Spaces 旅遊巴車位  | Nil  |  |
| Light Goods Vehicle Spaces 輕型貨車車位   | Nil  |  |
| Medium Goods Vehicle Spaces 中型貨車車位  | Nil  |  |
| Heavy Goods Vehicle Spaces 重型貨車車位   | Nil  |  |
| Others (Please Specify) 其他 (請列明)  | 1 space of 5m x 2.5m for private car                       |  |

|  |  |  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
|--|--|--|--|--------------------|--------------------------------|---|----------------|--------------------------------|---|---------------------|--------------------------------|---|-----------------|--------------------------------|---|---------------|--------------------------------|---|--------------------------|--------------------------------|---|-------------------------|--------------------------------|---|-------------------|--------------------------------|---|----------------------|--------------------------------|---|----------------------------------|--------------------------------|---|
| Proposed operating hours 擬議營運時間<br>9:00a.m. to 7:00p.m. from Mondays to Sundays including public holidays  |  |  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| (d) Any vehicular access to the site/subject building?<br>是否有車路通往地盤/<br>有關建築物?   | Yes 是  | <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)<br>有一條現有車路。(請註明車路名稱(如適用))<br><b>Vehicular access leading from Sha Tau Kok Road - Lung Yeuk Tau</b>   |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
|  | No 否   | <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)<br>有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)   |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| (c) Impacts of Development Proposal 擬議發展計劃的影響<br>(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, 請另頁表示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?<br>擬議發展計劃是否包括現有建築物的改動?  | Yes 是  | <input type="checkbox"/> Please provide details 請提供詳情<br><br><br>  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
|  | No 否   | <input checked="" type="checkbox"/>  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| (ii) Does the development proposal involve the operation on the right?<br>擬議發展是否涉及右列的工程?   | Yes 是  | <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)<br>(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)<br><input type="checkbox"/> Diversion of stream 河道改道<br><input type="checkbox"/> Filling of pond 填塘<br>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約<br><input type="checkbox"/> Filling of land 填土<br>Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約<br><input type="checkbox"/> Excavation of land 挖土<br>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約 |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
|  | No 否   | <input checked="" type="checkbox"/>  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| (iii) Would the development proposal cause any adverse impacts?<br>擬議發展計劃會否造成不良影響?   | <table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> |  |  | On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| On environment 對環境   | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/>  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| On traffic 對交通   | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/>  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| On water supply 對供水  | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/>  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| On drainage 對排水  | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/>  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| On slopes 對斜坡  | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/>  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| Affected by slopes 受斜坡影響   | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/>  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| Landscape Impact 構成景觀影響  | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/>  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| Tree Felling 砍伐樹木  | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/>  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| Visual Impact 構成視覺影響   | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/>  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| Others (Please Specify) 其他 (請列明)   | Yes 會 <input type="checkbox"/>   | No 不會 <input checked="" type="checkbox"/>  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |



|  |  |
|--|--|
|  | <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</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) Renewal of Permission for Temporary Use or Development in Rural Areas**

位於鄉郊地區臨時用途/發展的許可續期

|  |   |
|--|---|
| (a) Application number to which the permission relates<br>與許可有關的申請編號 | A/ _____ / _____  |
| (b) Date of approval<br>獲批給許可的日期                                     | ..... (DD 日/MM 月/YYYY 年)  |
| (c) Date of expiry<br>許可屆滿日期   | ..... (DD 日/MM 月/YYYY 年)  |
| (d) Approved use/development<br>已批給許可的用途/發展                          |   |
| (e) Approval conditions<br>附帶條件                                      | <p><input type="checkbox"/> The permission does not have any approval condition<br/>許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions<br/>申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s):<br/>申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance:<br/>仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient)<br/>(如以上空間不足，請另頁說明)</p> |
| (f) Renewal period sought<br>要求的續期期間                                 | <p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>   |

Part 6 (Cont'd) 第6部分(續)

**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。

1. The proposed development is a shop for selling grocery for the benefit of adjacent residents.
2. Shop and services use is a Column 2 use in the "Village Type Development" zone. Also, shop and services is always permitted at the ground floor of the New Territories Exempted House.
3. The proposed development would benefit the residents in the vicinity by catering their demand for grocery.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The nature and scale of the proposed development is not incompatible with the surrounding environment.
6. Similar shop and services were granted with planning permission in "V" zone. Similar preferential treatment should be granted to the current application.
7. The applicant has submitted estimated traffic generation in support of his application.
8. Minimal traffic impact.
9. Insignificant environmental and noise impacts because the applied use is housed within an enclosed structure.



**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

Patrick Tsui

Name in Block Letters  
姓名（請以正楷填寫）



☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Consultant

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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)  
代表

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

6/9/2024

(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**

- 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。
- 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。
- 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

|  |  |
|--|--|
| Application No.<br>申請編號                | (For Official Use Only) (請勿填寫此欄)   |
| Location/address<br>位置/地址              | Lots 236 S.B ss.1 (Part), 261 S.A (Part) & 262 S.A (Part) in D.D. 85, Fu Tei Pai, Fanling, N.T.  |
| Site area<br>地盤面積                      | 140 sq. m 平方米 <input checked="" type="checkbox"/> About 約<br>(includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)   |
| Plan<br>圖則                             | Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan<br>No. S/NE-LYT/19   |
| Zoning<br>地帶                           | 'Village Type Development' ("V")   |
| Type of Application<br>申請類別            | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of<br>位於鄉郊地區的臨時用途/發展為期<br><input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____<br><input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural<br>Areas for a Period of<br>位於鄉郊地區臨時用途/發展的規劃許可續期為期<br><input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/<br>development<br>申請用途/發展 | Proposed Temporary Shop & Services for a Period of 3 Years   |



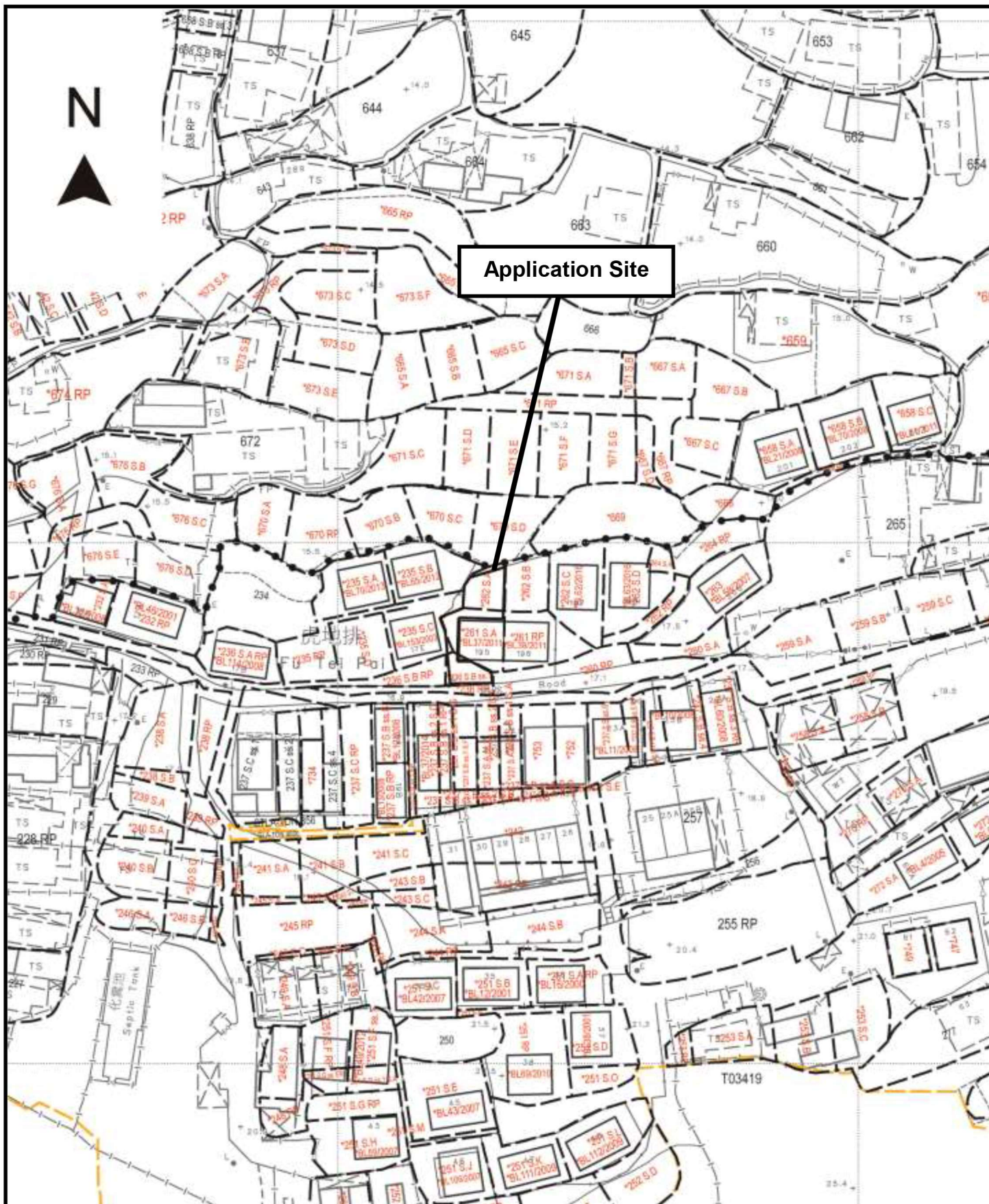
|  |  |   |  |
|--|--|---|--|
| (i) Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率                   |  | sq.m 平方米  | Plot Ratio 地積比率  |
|  | Domestic<br>住用   | NA<br><input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於            | NA<br><input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於               |
|  | Non-domestic<br>非住用  | 45<br><input type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Not more than 不多於 | 0.321<br><input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
| (ii) No. of block<br>幢數  | Domestic<br>住用   | NA  |  |
|  | Non-domestic<br>非住用  | 1   |  |
| (iii) Building height/No. of storeys<br>建築物高度／層數                         | Domestic<br>住用   | NA  | <input type="checkbox"/> (Not more than 不多於) m 米   |
|  |  | NA  | <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層  |
|  | Non-domestic<br>非住用  | 4   | <input checked="" type="checkbox"/> (Not more than 不多於) m 米  |
|  |  | 1   | <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層                               |
| (iv) Site coverage<br>上蓋面積   | 32.14 % <input checked="" type="checkbox"/> About 約  |   |  |
| (v) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數  |   | 0  |
|  | Private Car Parking Spaces 私家車車位<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br>NA |   | 0<br>0<br>0<br>0<br>0<br>0   |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數  |   | 1  |
|  | Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br>1 space of 5m x 2.5m for private car                       |   | 0<br>0<br>0<br>0<br>0<br>1   |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件                                 |                          |                                     |
|---|--------------------------|-------------------------------------|
|   | Chinese<br>中文            | English<br>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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block plan(s) 樓宇位置圖   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Floor plan(s) 樓宇平面圖   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sectional plan(s) 截視圖   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Elevation(s) 立視圖  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片                        | <input type="checkbox"/> | <input type="checkbox"/>            |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖                             | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他（請註明）   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Site plan, vehicle Access Plan  |                          |                                     |
| <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)<br>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 checked="" type="checkbox"/> |
| Estimated traffic generation  |                          |                                     |
| 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。





Project 項目名稱:

Proposed Temporary Shop & Services for a Period of 3 Years at Lots 236 S.B ss.1 (Part), 261 S.A (Part) & 262 S.A (Part) in D.D. 85, Fu Tei Pai, Fanling, N.T.

Drawing Title 圖目:

Site Plan

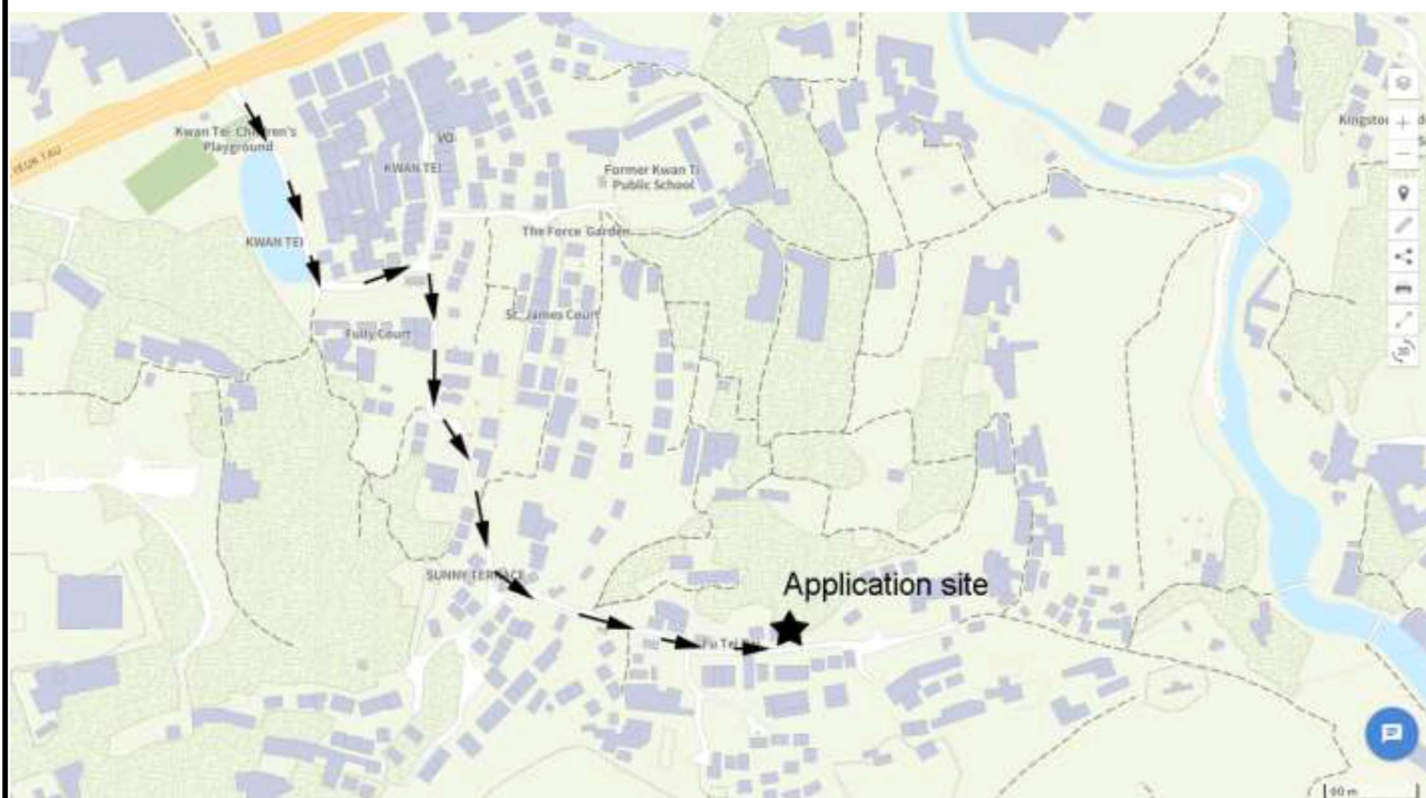
Remarks 備註:

Drawing No. 圖號:

Figure 1

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Shop & Services for a Period of 3 Years at Lots 236 S.B ss.1 (Part), 261 S.A (Part) & 262 S.A (Part) in D.D. 85, Fu Tei Pai, Fanling, N.T.

Drawing Title 圖目:

Vehicular Access Plan

Drawing No. 圖號:

Figure 2

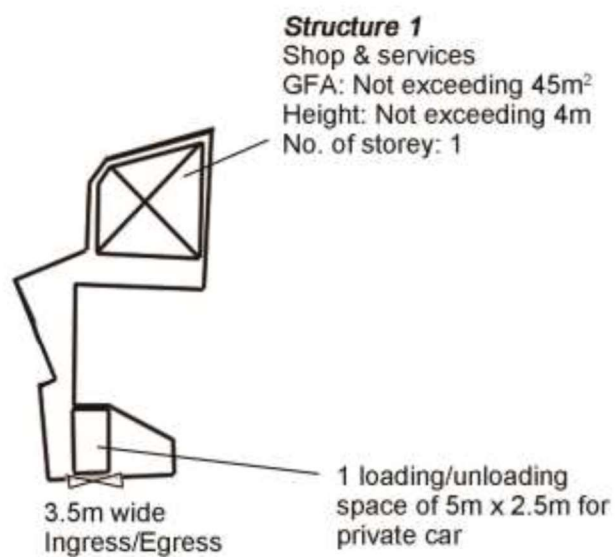
Remarks 備註:

→ Vehicular access leading from Sha Tau Kok Road – Lung Yeuk Tau

Scale 比例:

As shown





Project 項目名稱:

Proposed Temporary Shop & Services  
for a Period of 3 Years at Lots 236 S.B  
ss.1 (Part), 261 S.A (Part) & 262 S.A  
(Part) in D.D. 85, Fu Tei Pai, Fanling,  
N.T.

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:500

**Proposed Temporary Shop & Services for a Period of 3 Years  
at  
Lots 236 S.B ss.1 (Part), 261 S.A (Part) & 262 S.A (Part) in D.D. 85, Fu  
Tei Pai, Fanling, N.T.**

---

**Annex 1 Estimated Traffic Generation**

- 1.1 The application site is served by a vehicular track leading from Sha Tau Kok Road – Lung Yeuk Tau. Having mentioned that the site is intended for shop & services for selling grocery in only 45m<sup>2</sup>, traffic generated by the proposed development is extremely insignificant.
- 1.2 One loading/unloading bay of 5m x 2.5m for private car is proposed for the delivering of grocery to and from the application site. In view of that almost all of the patronage will be the residents nearby, they will arrive the application site on foot.
- 1.3 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

| Type of Vehicle | <u>Average Traffic Generation Rate</u><br>(pcu/hr) | <u>Average Traffic Attraction Rate</u><br>(pcu/hr) | <u>Traffic Generation Rate at Peak Hours</u><br>(pcu/hr) | <u>Traffic Attraction Rate at Peak Hours</u><br>(pcu/hr) |
|-----------------|--|--|--|--|
| Private car     | 0.1  | 0.1  | 0  | 0  |

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Sundays including public holidays.

Note 2: The pcu of private car is taken as 1.

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 1.4 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Sha Tau Kok Road – Lung Yeuk Tau and the road leading to the application site.



Date: 25 December 2024

TPB Ref.: A/NE-LYT/839

By Email

Town Planning Board  
15/F, North Point Government Offices  
333, Java Road  
North Point  
Hong Kong  
(Attn: The Secretary)

Dear Sir,

**Proposed Temporary Shop & Services for a Period of 3 Years at Lots 236 S.B ss.1 (Part), 261 S.A (Part) & 262 S.A (Part) in D.D. 85, Fu Tei Pai, Fanling, N.T.**

This letter intends to supersede our letter dated 20.12.2024. We write to confirm that the site area of the application site is about 132m<sup>2</sup>. As such, we have updated page 2, page 10 and page 11 of the S.16-III application form in the attachment.

The proposed shop & services will be a grocery store for selling grocery such as cup noodles, canned drinks, potato chips and daily necessities such as toilet tissue, detergent and rice for the convenience of the adjacent villagers. The proposed operation hours will be 9:00a.m. to 7:00p.m. so that no operation will be held during the sensitive hours. It is also a static use and the grocery store will be housed within an enclosed structure so that noise nuisance to the adjoining neighbours would not be anticipated.

Should you have any enquiries, please feel free to contact the undersigned at  
at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Mr. Pater NGAN) – By Email

|                                 |                         |  |
|---------------------------------|-------------------------|--|
| For Official Use Only<br>請勿填寫此欄 | Application No.<br>申請編號 |  |
|                                 | Date Received<br>收到日期   |  |

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

### 1. Name of Applicant 申請人姓名/名稱

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

Yu Fei (於菲)

### 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 )

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

### 3. Application Site 申請地點

|  |   |
|--|---|
| (a) Full address / location / demarcation district and lot number (if applicable)<br>詳細地址/地點/丈量約份及地段號碼 (如適用) | Lots 236 S.B ss.1 (Part), 261 S.A (Part) & 262 S.A (Part) in D.D. 85, Fu Tei Pai, Fanling, N.T.   |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及/或總樓面面積  | <input checked="" type="checkbox"/> Site area 地盤面積 ..... 132 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約<br>Not more than<br><input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 45 ..... sq.m 平方米 <input type="checkbox"/> About 約 |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積 (倘有)   | ..... Nil ..... sq.m 平方米 <input type="checkbox"/> About 約   |



## 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

|  |  |
|--|--|
| Application No.<br>申請編號                | (For Official Use Only) (請勿填寫此欄)   |
| Location/address<br>位置／地址              | Lots 236 S.B ss.1 (Part), 261 S.A (Part) & 262 S.A (Part) in D.D. 85, Fu Tei Pai, Fanling, N.T.  |
| Site area<br>地盤面積                      | 132 sq. m 平方米 <input checked="" type="checkbox"/> About 約<br>(includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)   |
| Plan<br>圖則                             | Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan<br>No. S/NE-LYT/19   |
| Zoning<br>地帶                           | 'Village Type Development' ("V")   |
| Type of<br>Application<br>申請類別         | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of<br>位於鄉郊地區的臨時用途/發展為期<br><input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____<br><input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural<br>Areas for a Period of<br>位於鄉郊地區臨時用途/發展的規劃許可續期為期<br><input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/<br>development<br>申請用途/發展 | Proposed Temporary Shop & Services for a Period of 3 Years   |

|       |  |  |   |   |
|-------|--|--|---|---|
| (i)   | Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率                   |  | sq.m 平方米  | Plot Ratio 地積比率   |
|       |  | Domestic<br>住用   | NA<br><input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於            | NA<br><input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於                |
|       |  | Non-domestic<br>非住用  | 45<br><input type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Not more than 不多於 | 0.3409<br><input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
| (ii)  | No. of block<br>幢數   | Domestic<br>住用   | NA  |   |
|       |  | Non-domestic<br>非住用  | 1   |   |
| (iii) | Building height/No. of storeys<br>建築物高度／層數                           | Domestic<br>住用   | NA  | m 米<br><input type="checkbox"/> (Not more than 不多於)   |
|       |  |  | NA  | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)  |
|       |  | Non-domestic<br>非住用  | 4   | m 米<br><input checked="" type="checkbox"/> (Not more than 不多於)                                      |
|       |  |  | 1   | Storeys(s) 層<br><input checked="" type="checkbox"/> (Not more than 不多於)                             |
| (iv)  | Site coverage<br>上蓋面積  | 34.09 %<br><input checked="" type="checkbox"/> About 約   |   |   |
| (v)   | No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數  |   | 0   |
|       |  | Private Car Parking Spaces 私家車車位<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br>NA<br> |   | 0<br>0<br>0<br>0<br>0<br>0  |
| (v)   | No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數  |   | 1   |
|       |  | Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br>1 space of 5m x 2.5m for private car<br>                       |   | 0<br>0<br>0<br>0<br>0<br>1  |



Date: 21 March 2025

TPB Ref.: A/NE-LYT/839

By Email

Town Planning Board  
15/F, North Point Government Offices  
333, Java Road  
North Point  
Hong Kong  
(Attn: The Secretary)

Dear Sir,

**Proposed Temporary Shop & Services for a Period of 3 Years at Lots 236 S.B ss.1 (Part), 261 S.A (Part) & 262 S.A (Part) in D.D. 85, Fu Tei Pai, Fanling, N.T.**

Our response to the comments of the DLO/N is as follows:

The applicant will demolish the unauthorized structures within the application site. Upon planning approval, the applicant will apply to DLO/N for short term waiver to cover the proposed structures as shown in the proposed layout plan submitted for the captioned application.

Our response to the comments of the Sha Tin, Tai Po and North District Planning Office is as follows:

1. The applicant will remove the said open shed to tally with the proposed scheme.
2. The ground floor of Lot 261 S.A in D.D.83 is currently occupied for residential purpose. There is no plan to occupy the ground floor of Lot 261 S.A in D.D.83 as shop and service use.
3. The applicant is one of the owners of Lot 261 S.A in D.D.83. All the owners of Lot 261 S.A in D.D.83 has signed on the owner consent submitted together with the captioned application.
4. Noted and it will be addressed in a separate letter.

Our response to the comments of the Transport Department is as follows;

1. The narrowest part of the drive way leading to the application site from Sha Tau Kok Road – Lung Yeuk Tau Section is about 3.3m.
2. Please see attached swept path analysis in Figure 4 and Figure 5.
3. No gate will be installed at the entry.
4. One T.S.460 sign and one flashing light will be provided at the entry of the application site to alert the driver for pedestrian safety. The flashing light will be activated only when there is vehicular movement at the ingress/egress. A signage 小心車輛 will also be provided at the ingress/egress of the application site facing the vehicular access.
5. The applicant noted that the vehicular access between the Site and Sha Tau Kok Road is not managed by the Transport Department.

Should you have any enquiries, please feel free to contact the undersigned at  
at your convenience.

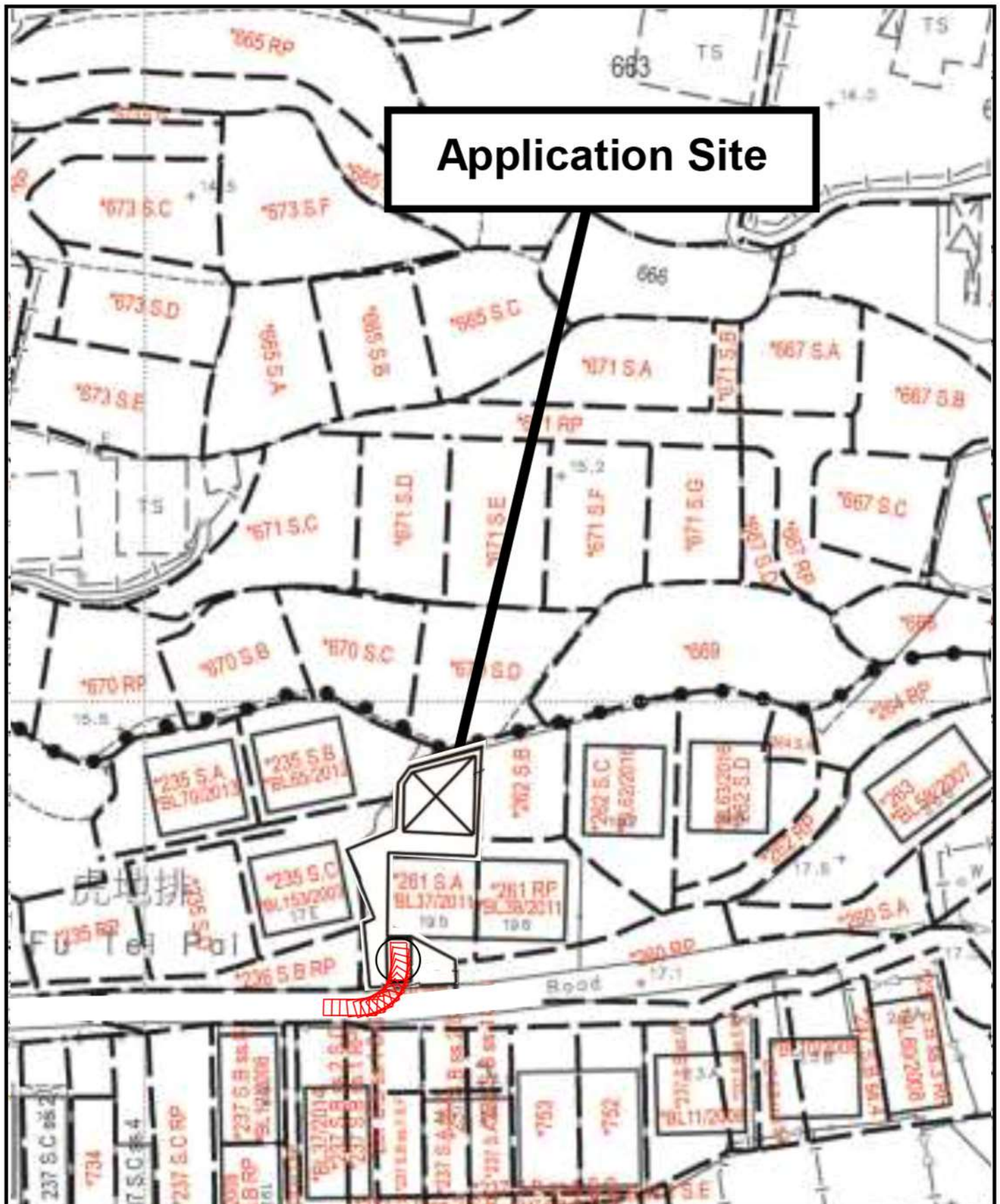
Yours faithfully,



Patrick Tsui

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Mr. Pater NGAN) – By  
Email

# Application Site



Project 項目名稱:

Proposed Temporary Shop & Services for a Period of 3 Years at Lots 236 S.B ss.1 (Part), 261 S.A (Part) & 262 S.A (Part) in D.D. 85, Fu Tei Pai, Fanling, N.T.

Drawing Title 圖目:

Swept Path Analysis for Private Car to leave the Application Site

Drawing No. 圖號:

Figure 4

Remarks 備註:

Private car (5m x 2.5m)

Scale 比例:

1:500





Date: 13 April 2025

TPB Ref.: A/NE-LYT/839

By Email

Town Planning Board  
15/F, North Point Government Offices  
333, Java Road  
North Point  
Hong Kong  
(Attn: The Secretary)

Dear Sir,

**Proposed Temporary Shop & Services for a Period of 3 Years at Lots 236 S.B ss.1 (Part), 261 S.A (Part) & 262 S.A (Part) in D.D. 85, Fu Tei Pai, Fanling, N.T.**

This letter intends to supersede our letter dated 11.4.2025. The applicant confirmed that no mechanical turntable will be provided at the application site. We are glad to submit the swept path analysis for the consideration of the Transport Department.

Should you have any enquiries, please feel free to contact the undersigned at  
at your convenience.

Yours faithfully,



Patrick Tsui

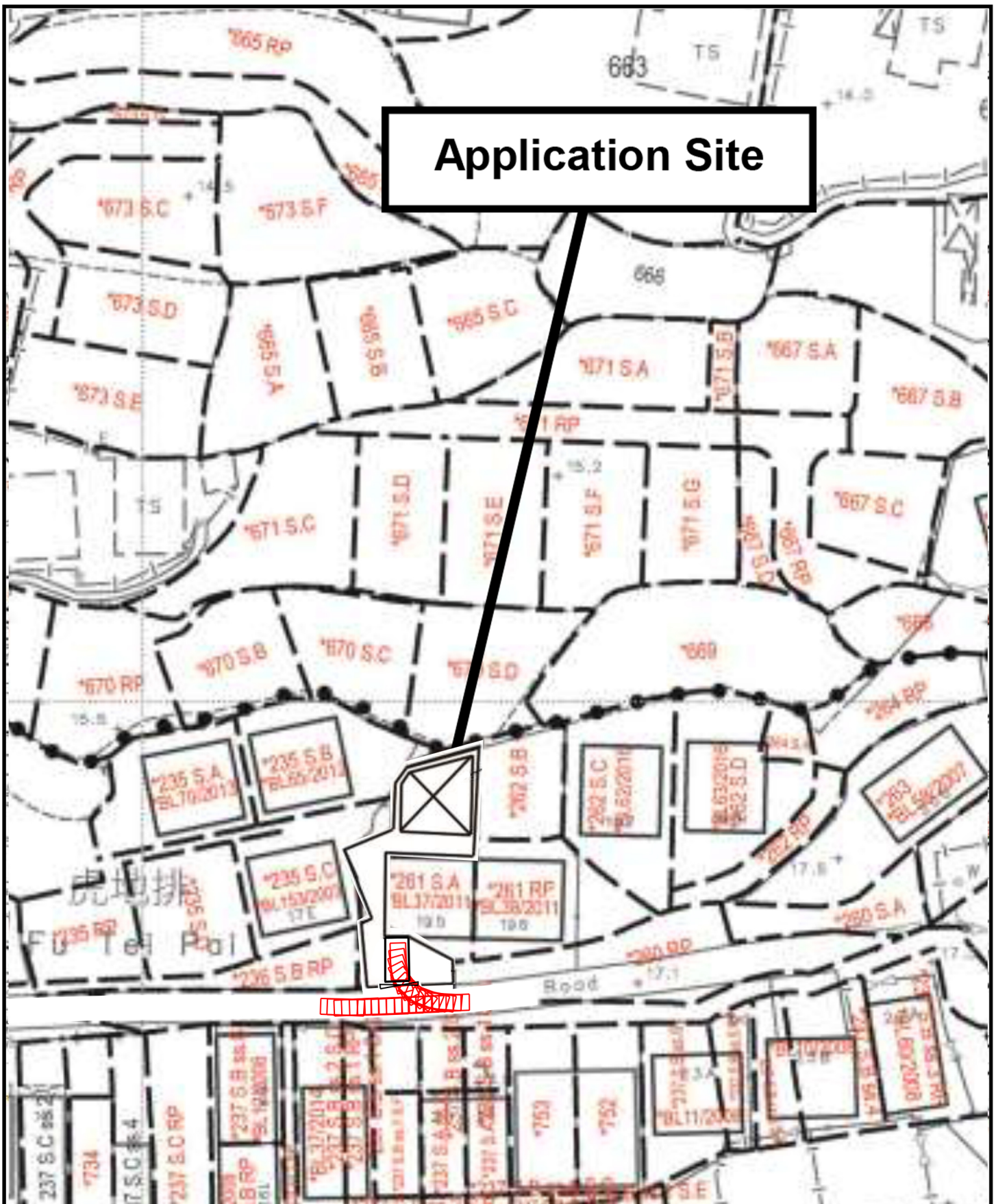
c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Mr. Pater NGAN) – By Email







# Application Site



Project 項目名稱:

Proposed Temporary Shop & Services for a Period of 3 Years at Lots 236 S.B ss.1 (Part), 261 S.A (Part) & 262 S.A (Part) in D.D. 85, Fu Tei Pai, Fanling, N.T.

Drawing Title 圖目:

Swept Path Analysis for Private Car to enter the Application Site (Tail-in Movement)

Drawing No. 圖號:

Figure 5

Remarks 備註:

 Private car (5m x 2.5m)

Scale 比例:

1:500

**Similar S.16 Application for Temporary Shop and Services  
in the vicinity of the Application Site within the “Village Type Development” zone  
on the approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/19  
in the Past Five Years**

**Approved Application**

| <b>Application No.</b> | <b>Use/Development</b>  | <b>Date of<br/>Consideration</b> |
|------------------------|---|----------------------------------|
| A/NE-LYT/767           | Temporary Shop and Services (Retail Shop for Building Materials and Metalwares) for a Period of 3 Years | 9.9.2022                         |

**Government Departments' General Comments**

**1. Traffic**

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

- no comment on the application from traffic engineering perspective; and
- his advisory comments are at **Appendix IV**.

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

- no comment on the application from highways maintenance perspective; and
- his advisory comments are at **Appendix IV**.

**2. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective;
- there was no complaint case related to the application site (the Site) in the past three years; and
- his advisory comments are at **Appendix IV**.

**3. Drainage**

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

- no objection to the application from public drainage perspective;
- should the application be approved, conditions should be imposed to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent areas; and
- her advisory comments are at **Appendix IV**.

**4. Fire Safety**

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

- no objection in principle to the application subject to fire service installations being provided to his satisfaction; and
- his advisory comments are at **Appendix IV**.



**5. Landscape**

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

- the Site falls within “Village Type Development” zone, which is a non-landscape sensitive zoning, and no significant landscape impact arising from the proposed use is anticipated.

**6. Project Interface**

Comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD):

- no adverse comment on the application from project interface perspective; and
- her advisory comments are at **Appendix IV**.

**7. Building Matters**

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

- no objection to the application; and
- his advisory comments are at **Appendix IV**.

**8. Other Departments**

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

- (a) District Officer (North), Home Affairs Department (DO(N), HAD);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Director of Director of Electrical & Mechanical Services (DEMS); and
- (d) Commissioner of Police (C of P).

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the proposed use with the concerned owner(s) of the application site (the Site);
- (b) the permission is given to the proposed use and structures under application. It does not condone any other development/uses and structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such development/use and remove such structures not covered by the permission;
- (c) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
  - (i) the Site comprises Old Schedule Agricultural Lots 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. No right of access via Government Land (GL) is granted to the Site;
  - (ii) there are unauthorised structures on the private lots within and outside the Site. Erection of unauthorised structures should not be encouraged. The lot owner/applicant should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and
  - (iii) the lot owner/applicant shall remove the unauthorised structure immediately and, subject to the approval of the Town Planning Board to the application which shall have reflected the rectification as aforesaid required, apply to his office for Short Term Waiver (STW) to permit the structure to be erected on Lot 262 S.A in D.D. 85. The STW will be considered by LandsD in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owners/applicant for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future. Given the proposed use is temporary in nature, only erection of temporary structure will be considered;
- (d) to note the comments of the Commissioner for Transport (C for T) that the vehicular access between the Site and Sha Tau Kok Road – Lung Yeuk Tau is not managed by the Transport Department (TD). The applicant should seek comments from the responsible party;
- (e) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
  - (i) the proposed access arrangement should be subject to TD's review and approval;
  - (ii) the access road connecting to the Site with the nearby public road is not and will not be maintained by his Office. His Office should not be responsible for maintaining any access connecting to the Site; and
  - (iii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public road and drains;

- (f) to note the comments of the Director of Environmental Protection (DEP) that the applicant should comply with all environmental protection/pollution ordinances, and follow the requirement of the revised ‘Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department (EPD) in order to minimise any possible environmental nuisances;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the Site is in an area where no public sewerage connection is available. EPD should be consulted regarding the sewage treatment/disposal facilities for the proposed use;
  - (ii) the applicant should note the following general requirements in the drainage proposal:
    - surface channel with grating covers should be provided along the site boundary;
    - a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/surface channel, catchpits and the discharge structure shall be provided;
    - the cover levels of proposed channels should be flushed with the existing adjoining ground level;
    - a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
    - catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
    - the applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. He/she should also ensure that the flow from the Site will not overload the existing drainage system;
    - the applicant is reminded that where walls are erected or kerbs are laid along the Site boundary, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;
    - the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as it may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works;
    - the proposed drainage works, whether within or outside the Site, should be constructed and maintained properly by the applicant at his/her own expense. He/she should also rectified if the drainage system is found to be inadequate or ineffective during operation at his/her own expense;
    - for works to be undertaken outside the lot, the applicant should obtain prior consent and agreement from DLO/N, LandsD and/or relevant private lot owner(s);



- the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
- the applicant should allow all time free access for the Government and its agent to conduct site inspection on his/her completed drainage works;
- the applicant and the successive lot owner(s) should allow connections from the adjacent lots to the completed drainage works on GL when so required; and
- photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The viewing point of each photo should also be indicated on a plan;

(h) to note the comments of the Director of Fire Services (D of FS) that:

- (i) in consideration of the design/nature of the proposal, fire services installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval;
  - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
  - the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
- (ii) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123) (BO), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

(i) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the proposed use is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The land uses/developments and associated infrastructure and community facilities in the area will be holistically reviewed under the P&E Study. The preliminary development proposal for NTN New Town was released in December 2024; and

(j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works (UBWs) under BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with 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) Regulation (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) for UBWs erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under BO;
- (v) 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 B(P)R; and
- (vi) detailed checking under BO will be carried out at building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

**To : Secretary, Town Planning Board**

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

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

A/NE-LYT/839

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

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「提意見人」姓名/名稱 Name of person/company making this comment 侯志強 議員

簽署 Signature



日期 Date 2024.12.31



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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A/NE-LYT/839

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

- 有關虎地排地約地段 236 號 B 分段第一小分段第 261 號 A 分段，第 262 號 A 分段申請用途：擬議臨時商店及服務行業（為期三年）城市規劃申請編號 A/NE-LYT/839 一事。
- ① 本人和村民有意見，因申請當事人業主，未曾和附近村民諮詢或溝通，沒人知業主將會開設甚麼服務行業。
- ② 虎地排高路狹窄車多，如開設商店極有機會阻塞交通或做幾意外。因此本人極力反對。

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

李觀清

簽署 Signature

李觀清

日期 Date

8/1/2025



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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

A/NE-LYT/839

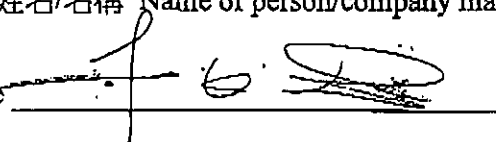
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

沒有意見!

「提意見人」姓名/名稱 Name of person/company making this comment 葉桑成

簽署 Signature



日期 Date

13-1-2005

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

250113-115332-96183

**提交限期****Deadline for submission:**

17/01/2025

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

13/01/2025 11:53:32

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

A/NE-LYT/839

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

小姐 Miss Youcky Chow

**意見詳情****Details of the Comment :**

由於現時申請的是商業用途但並沒有標明將會進行什麼商業活動，現在兩間屋位置非常近，而商業活動帶來不可預計的外來人流將會直接影響居民生活，當中包括但不限於噪音或居民安全或進出入方便，因此作出反對。



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

參考編號

250113-232640-13331

Reference Number:

提交限期

17/01/2025

Deadline for submission:

提交日期及時間

13/01/2025 23:26:40

Date and time of submission:

有關的規劃申請編號

A/NE-LYT/839

The application no. to which the comment relates:

「提意見人」姓名/名稱

虎地排村民

Name of person making this comment:

意見詳情

Details of the Comment :

強烈反對擬議臨時商店及服務行業，影響居民日常生活，增加陌生人出入影響治安，破壞四周環境衛生，制造不必要噪音。

更因為改建問題，在屋前馬路旁邊去水位不足，每當下大雨時整段路會出現水浸情況。

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

6 to 7

P.1/3

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

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

A/NE-LYT/839

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

請參閱附件及封套內

「提意見人」姓名/名稱 Name of person/company making this comment \_\_\_\_\_

簽署 Signature \_\_\_\_\_



日期 Date

16-1-2015



香港新界粉嶺區鄉事委員會  
Hong Kong Fanling District Rural Committee

6

P-7/3

敬啟者：

貴處檔號：TPB/A/NE-LYT-839

新界粉嶺虎地排丈量約份第 85 約地段第 236 號 B 分段第 1 小分段(部分)、  
第 261 號 A 分段(部分) 及 第 262 號 A 分段(部分)  
擬議臨時商店及服務行業 (為期 3 年)  
(申請編號: A/NE-LYT/839)

本會接獲該區村民求助及對上述申請作出 強烈反對，反對理由是道路狹窄，交通存有危機，欠缺完善交通配套，滋擾村民出入，危及村民安全。

懇請 貴處理解村民之憂慮，審慎處理上述申請。

此致  
規劃署沙田、大埔  
及北區規劃專員

粉嶺區鄉事委員會主席

(李國鳳)



2025 年 1 月 16 日

P-3/3

敬啟者：

貴處檔號：TPB/A/NE-LYT-839

新界粉嶺虎地排丈量約份第 85 約地段第 236 號 B 分段第 1 小分段(部分)、  
第 261 號 A 分段(部分)及 第 262 號 A 分段(部分)  
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此致  
規劃署沙田、大埔  
及北區規劃專員

粉嶺區鄉事委員會首副主席

劉永安

(劉永安)

敬上



2025 年 1 月 6 日



8

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

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**From:**  
**Sent:** 2025-01-15 星期三 02:03:55  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/NE-LYT/839 DD 85 fU tEI pAI

A/NE-LYT/839

Lots 236 S.B ss.1 (Part), 261 S.A (Part) & 262 S.A (Part) in D.D. 85, Fu Tei Pai, Fanling

Site area: About 132sq.m

Zoning: "VTD"

Applied use: Shop and Services / 1 Vehicle Parking

Dear TPB Members,

The layout is weird. Would it interfere with passage and access in emergencies?

Mary Mulvihill