

This document is received on 9 JUN 2025  
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 請勿填寫此欄	Application No. 申請編號	A/NE-LYT/851
	Date Received 收到日期	-9 JUN 2025

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

### 1. Name of Applicant 申請人姓名/名稱

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

Shun Yu Development Consultant Limited 順雨發展顧問有限公司

### 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 )

R-riches Planning Limited 盈卓規劃有限公司

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 948 RP (Part), 949, 950, 951 (Part), 952 (Part) and 2435 (Part) in D.D. 83, Lung Yeuk Tau, Fanling, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 21,233 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 ..... N/A ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... N/A ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Lung Yeuk Tau and Kwan Tei South OZP No.: S/NE-LYT/19
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" and "Residential (Group C)" Zones
(f) Current use(s) 現時用途	Partly vacant, whilst partly as public vehicle park (excluding container vehicles)  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☐ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

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

##### 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

- ☐ has notified ..... “current land owner(s)”<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)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

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

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

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

- ☐ sent request for consent to the “current land owner(s)” on \_\_\_\_\_ (DD/MM/YYYY)<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 24/05/2025 (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 20/05/2025 (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）

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



<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land 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 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	..... 21,233 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... N/A .....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... N/A .....
Proposed domestic floor area 擬議住用樓面面積	..... N/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... N/A .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... N/A .....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)	
..... ..... .....	
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b>	
Private Car Parking Spaces 私家車車位	..... 132 .....
Motorcycle Parking Spaces 電單車車位	..... N/A .....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... 128 .....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... N/A .....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... N/A .....
Others (Please Specify) 其他 (請列明)	Minibus Parking Spaces ..... 23 .....
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b>	
Taxi Spaces 的士車位	..... N/A .....
Coach Spaces 旅遊巴車位	..... N/A .....
Light Goods Vehicle Spaces 輕型貨車車位	..... N/A .....
Medium Goods Vehicle Spaces 中型貨車車位	..... N/A .....
Heavy Goods Vehicle Spaces 重型貨車車位	..... N/A .....
Others (Please Specify) 其他 (請列明)	..... .....

Proposed operating hours 擬議營運時間 24 hours daily, including public holidays			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Sha Tau Kok Road (Lung Yeuk Tau) via Lung Ma Road and a local access	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 20,571 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.1 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境		Yes 會 <input type="checkbox"/> No 不會 <input 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>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b>	
<b>位於鄉郊地區或受規管地區臨時用途/發展的許可續期</b>	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>





**8. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

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

Michael WONG

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

R-riches Planning Limited 盈卓規劃有限公司

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

Date 日期

26/05/2025

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)  
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lots 948 RP (Part), 949, 950, 951 (Part), 952 (Part) and 2435 (Part) in D.D. 83, Lung Yeuk Tau, Fanling, New Territories		
Site area 地盤面積	21,233	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地)	N/A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Lung Yeuk Tau and Kwan Tei South OZP No.: S/NE-LYT/19		
Zoning 地帶	"Agriculture" and "Residential (Group C)" Zones		
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____		
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land for a Period of 3 Years		



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	N/A	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	N/A % <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		283
	Private Car Parking Spaces 私家車車位 132 Motorcycle Parking Spaces 電單車車位 N/A Light Goods Vehicle Parking Spaces 輕型貨車泊車位 128 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 N/A Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 N/A Others (Please Specify) 其他 (請列明) Minibus Parking Spaces 23 _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		N/A
	Taxi Spaces 的士車位 N/A Coach Spaces 旅遊巴車位 N/A Light Goods Vehicle Spaces 輕型貨車車位 N/A Medium Goods Vehicle Spaces 中型貨車車位 N/A Heavy Goods Vehicle Spaces 重型貨車車位 N/A Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input 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"/>
<u>Location plan; Zoning plan; Land status plan; Land filling plan and Swept path analysis.</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Accepted run-in/out proposal under previous application No. A/NE-LYT/820 and Accepted photographic record of implemented run-in/out proposal under previous application No. A/NE-LYT/820</u>		
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。

## 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



## Appendix I 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/820  
電話號碼 Tel. No.: 2158 6220  
傳真機號碼 Fax No.: 2691 2806 / 2696 2377

R-Riches Property Consultants Limited  
Block D, The Richfield  
236 Kat Hing Wai  
Kam Tin, New Territories  
(Attn.: Matthew Ng)

**By Post and Fax**

18 March 2024

Dear Sir/Madam,

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)  
for a Period of 3 Years and Associated Filling of Land in "Agriculture" and  
"Residential (Group C)" Zones, Lot 2435 (Part) in D.D. 83, Lung Yeuk Tau, Fanling  
(Compliance with Approval Condition (h) for Planning Application No. A/NE-LYT/820)**

I refer to your submission dated 23.2.2024 for compliance with approval conditions (h) and (i) in relation to the submission and implementation of run-in/out proposal under the captioned planning application.

Chief Highway Engineer/New Territories East, Highways Department (Contact person: Mr. Andriy CHU; Tel.: 2762 4090) has been consulted and considered approval condition (h) has been complied with. Regarding your submission for compliance with approval condition (i), relevant non-compliance letter was sent to you on 18.3.2024 separately. Please proceed to implement the accepted run-in/out proposal for compliance with approval condition (i).

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

Yours faithfully,

( Margaret CHAN )  
for Director of Planning



Our Ref.: DD83 Lot 2435  
Your ref.: TPB/A/NE-LYT/820

The Secretary  
Town Planning Board  
15/F, North Point Government office  
333 Java Road  
North Point, Hong Kong

**By Email**

23 February 2024

Dear Sir,

**Compliance with Approval Conditions (h) and (i)**

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and  
Associated Filling of Land in "Agriculture" and "Residential (Group C)" Zones,  
Lot 2435 (Part) in D.D. 83, Lung Yeuk Tau, Fanling, New Territories**

**(S.16 Planning Application No. A/NE-LYT/820)**

We are writing to submit a run-in/out proposal with photographic records of the existing run-in/out for compliance with approval conditions (h) and (i) of the subject application, i.e. *the submission and implementation of run-in/out proposal* respectively (**Appendix I**).

Should you require more information regarding the application, please contact our  
or the undersigned at your convenience.

Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Matthew NG**  
Planning and Development Manager

cc DPO/STN, PlanD

(Attn.: Ms. Carmen CHEUNG  
(Attn.: Ms. Katie LEUNG

email: ccycchung@pland.gov.hk )  
email: kyyleung@pland.gov.hk )



# RUN-IN/OUT PROPOSAL

THE APPLICATION SITE IS ACCESSIBLE FROM LUNG MA ROAD VIA AN EXISTING RUN-IN/OUT.

THE DESIGN OF THE EXISTING RUN-IN/OUT IS IN ACCORDANCE WITH THE LATEST VERSION OF HIGHWAYS DEPARTMENT STANDARD DRAWINGS NOS.: H1113C AND H1114B.

TS

皇后山一號  
One Queens

APPLICATION SITE

DIMENSIONS OF THE EXISTING RUN-IN/OUT



## LEGEND

- APPLICATION SITE
- PARKING SPACE (PC)
- PARKING SPACE (LGV)
- INGRESS / EGRESS

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

LOT 2435 (PART) IN D.D. 83, LUNG YEUK TAU, FANLING, NEW TERRITORIES

SCALE

1: 700 @ A4

DRAWN BY

MN

DATE

23.2.2024

REVISED BY

DATE

TITLE

RUN-IN/OUT PROPOSAL

DWG NO.

APP I

VER.

001





## 規 劃 署

沙田、大埔及北區規劃處  
香港新界沙田上禾輦路一號  
沙田政府合署  
十一樓 1301-1314 室



## Appendix II 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/820  
電話號碼 Tel. No.: 2158 6220  
傳真機號碼 Fax No.: 2691 2806

R-Riches Property Consultants Limited  
Block D, The Richfield  
236 Kat Hing Wai  
Kam Tin, New Territories  
(Attn.: Matthew Ng)

### Bv Post and Fax

11 April 2024

Dear Sir/Madam,

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)  
for a Period of 3 Years and Associated Filling of Land in "Agriculture" and  
"Residential (Group C)" Zones, Lot 2435 (Part) in D.D. 83, Lung Yeuk Tau, Fanling  
(Compliance with Approval Condition (i) for Planning Application No. A/NE-LYT/820)**

I refer to your submission dated 22.3.2024 and our letter dated 25.3.2024 for compliance with approval condition (i) in relation to the implementation of run-in/out proposal under the captioned planning application.

Chief Highway Engineer/New Territories East, Highways Department (Contact person: Mr. Andriy CHU; Tel.: 2762 4090) has been consulted and considered approval condition (i) has been complied with.

Should you have any other planning-related queries, please feel free to contact the undersigned of this office at 2158 6229.

Yours faithfully,

( Margaret CHAN )  
for Director of Planning



Our Ref.: DD83 Lot 2435  
Your ref.: TPB/A/NE-LYT/820

The Secretary  
Town Planning Board  
15/F, North Point Government office  
333 Java Road  
North Point, Hong Kong

**By Email**

22 March 2024

Dear Sir,

**Compliance with Approval Condition (i)**

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and Associated Filling of Land in "Agriculture" and "Residential (Group C)" Zones, Lot 2435 (Part) in D.D. 83, Lung Yeuk Tau, Fanling, New Territories**

**(S.16 Planning Application No. A/NE-LYT/820)**

We are writing to submit a response-to-comments table and photographic records of the existing run-in/out for compliance with approval condition (i) of the subject application, i.e. *the implementation of run-in/out proposal (Appendix I)*.

Should you require more information regarding the application, please contact our Orpheus LEE at (852) 2339 0884 / orpheuslee@r-riches.com.hk or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Matthew NG**  
Planning and Development Manager

cc DPO/STN, Pland

(Attn.: Ms. Carmen CHEUNG  
(Attn.: Ms. Katie LEUNG

email: ccyccheung@pland.gov.hk )  
email: kyyleung@pland.gov.hk )

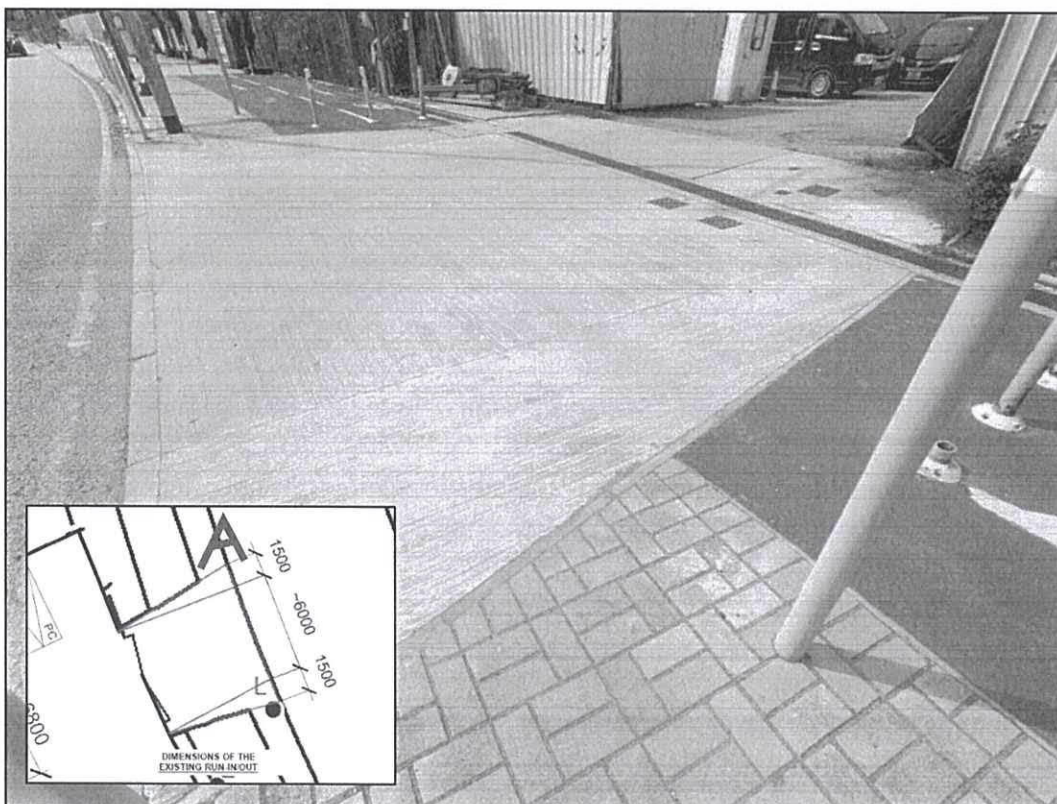
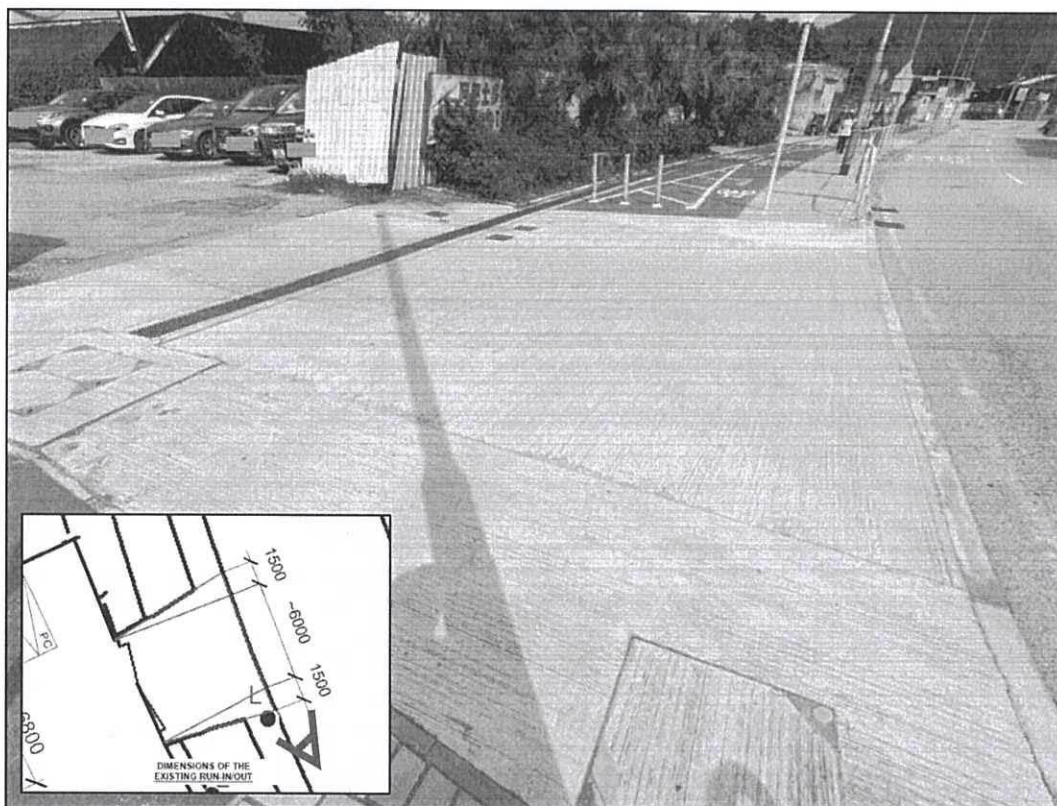


**Appendix I – Response-to-comments of the Chief Highway Engineer/New Territories East, Highways Department (CE/NTE, HyD)**

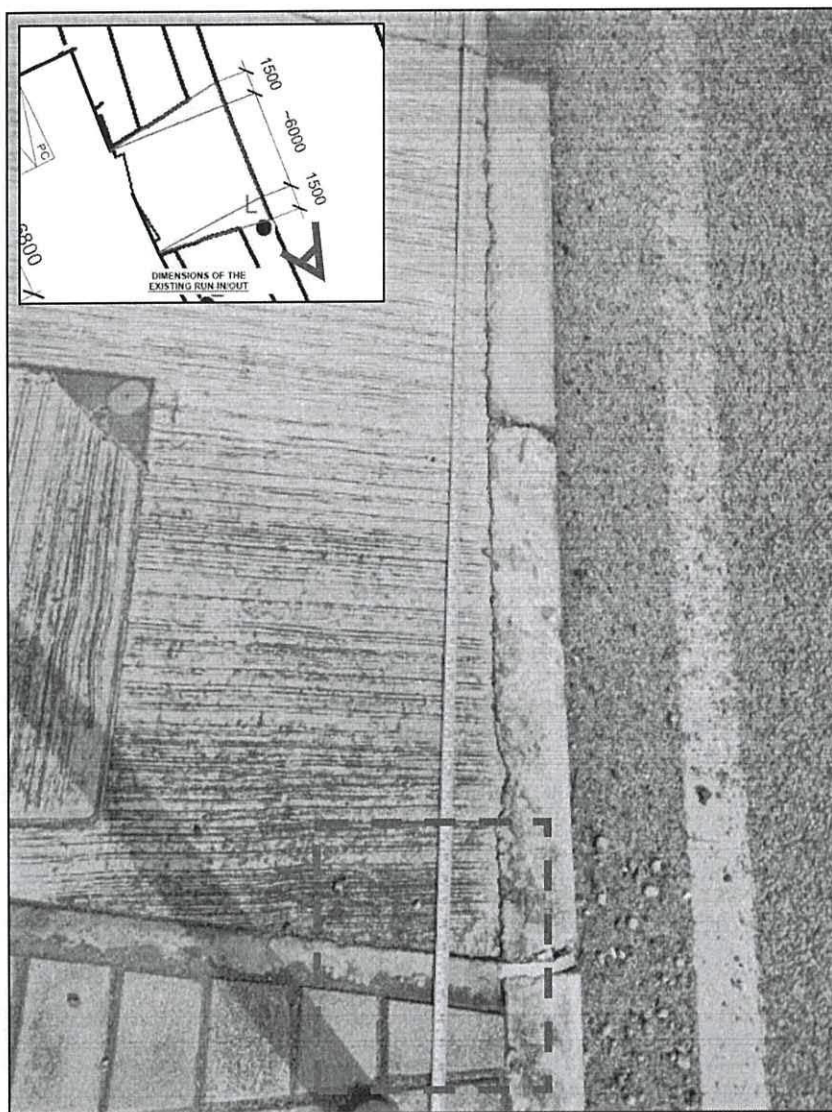
<b>Comments of the CHE/NTE, HyD</b> <b>(Contact Person: Mr. Andriy CHU; Tel.: 2762 4090)</b>		
1)	Please ask the applicant to submit the as-built record and photos, (especially during concreting of the run-in/out during construction for our records.)	Photographic records of the as-built run-in/out are provided for your consideration please ( <b>Annex I</b> ). According to the applicant, the existing run-in/out was constructed by the Government under the <u>PWP Item No. 783 CL</u> as part of infrastructure works to support the public housing development at Queen's Hill, Fanling. As the run-in/out was not constructed by the applicant, the applicant does not have photographic records of the run-in/out during the construction phase.



Annex I – Photographic records of the existing run-in/out (photos taken on 22/3/2024)

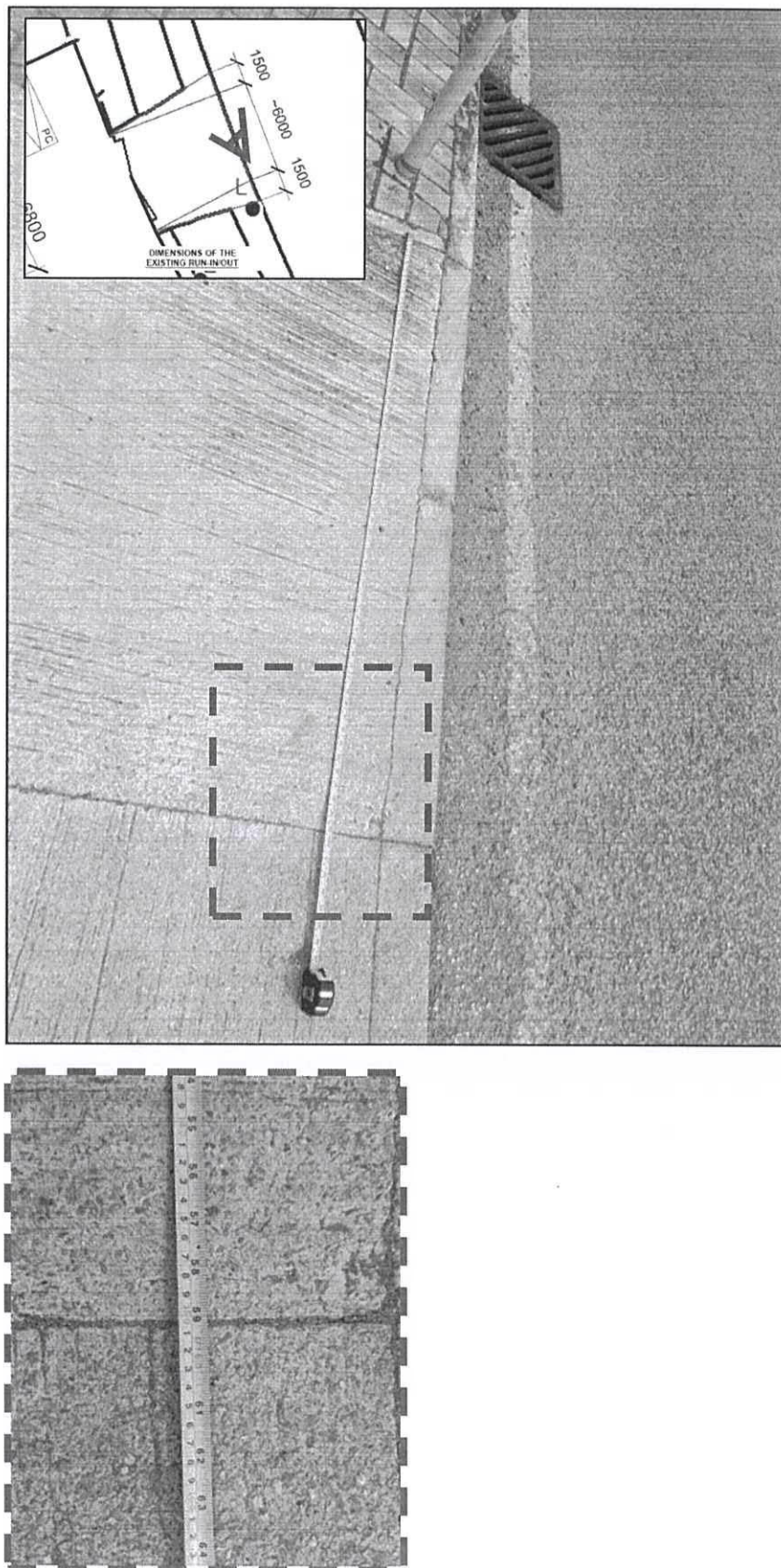






香港新界錦田吉慶圍 236 號盈匯坊 D 座

Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK





Our Ref. : DD83 Lot 948 RP & VL  
Your Ref. : TPB/A/NE-LYT/851

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

**By Email**

28 July 2025

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land for a Period of 3 Years in “Agriculture” and “Residential (Group C)” Zones, Lot 2435 (Part) in D.D. 83, Lung Ma Road, Queen's Hill, Fanling, New Territories**

**(S.16 Planning Application No. A/NE-LYT/851)**

We are writing to submit further information responding to departmental comments upon the subject application (**Appendix I**)

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Planning Limited**



**Danny NG**  
Town Planner

1<sup>st</sup> Further Information

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land for a Period of 3 Years in “Agriculture” and “Residential (Group C)” Zones, Lot 2435 (Part) in D.D. 83, Lung Ma Road, Queen's Hill, Fanling, New Territories**

**(Application No. A/NE-LYT/851)**

- (i) The applicant decided to reduce the application site (the Site) area by 32% (i.e. from 21,233 m<sup>2</sup> to 14,446 m<sup>2</sup>) so that nearby environment would be less disturbed and impacted from the proposed development. A comparison table is enclosed at **Appendix II** detailing the differences in major development parameters of the Site. Replacement pages of application form, supplementary statement and associated plans are enclosed for the consideration of government bureaux/departments (**Appendices III to XII**); and
- (ii) The applicant would like to submit a response-to-comments table for the consideration of government bureaux/departments:

Comments of the Commissioner for Transport (C for T)  
(Contact Person: Mr. LAM To Lun, Jeffrey; Tel: 2399 2549)

(1)
The applicant should substantiate the estimated traffic generation and attraction from and to the application site (the Site) with reference to existing entrance/exit record.

(2)
It is noted that the number of parking spaces to be provided in the application is nearly 5 times of the existing provision, and the estimated traffic generation/attraction is also around 4 times of the existing one. Therefore, a detailed traffic impact assessment (TIA) is required to assess the traffic impact of the application to the nearby road links and junctions.

The applicant conducted a traffic survey on 26.06.2025 (Thursday) over the AM and PM peak periods between 07:00 to 10:00 and 17:00 to 20:00 respectively. The AM and PM peak hour is identified to occur at 08:00 to 09:00 and 18:00 to 19:00 respectively.

The Volume to Capacity (V/C) Ratio Assessment of the existing condition of the Lung Ma Road is enclosed below:

Direction	Design Capacity (Veh/hr)	Existing Condition			
		AM Peak		PM Peak	
		Traffic Flow (Veh/hr)	V/C Ratio	Traffic Flow (Veh/hr)	V/C Ratio
2-Ways	1,400	989	0.71	1,013	0.72
	1,400	1,003	0.72	991	0.71

The Estimated Trip Generation of the proposed development is enclosed below:

Time Period	Trip Generation and Attraction						
	PC		LGV		MB		2-Way Total
	In	Out	In	Out	In	Out	
Trips at AM peak per hour (08:00 – 09:00)	5	45	5	50	0	10	115
Trips at PM peak per hour (18:00 – 19:00)	35	15	65	10	15	5	145
Traffic trip per hour (average)	10	10	10	10	5	5	50

		<p>Based on the latest traffic survey conducted, as well the estimated trip generation, the V/C Ratio Assessment is updated. With the accumulation of estimated peak hour traffic generation and attractions by the proposed development and the existing peak hour flows, the V/C Ratio Assessment of Lung Ma Road is enclosed below:</p> <table><tr><th rowspan="3">Direction</th><th rowspan="3">Design Capacity (Veh/hr)</th><th colspan="4">With Proposed Development</th></tr><tr><th colspan="2">AM Peak</th><th colspan="2">PM Peak</th></tr><tr><th>Traffic Flow (Veh/hr)</th><th>V/C Ratio</th><th>Traffic Flow (Veh/hr)</th><th>V/C Ratio</th></tr><tr><td rowspan="2">2-Ways</td><td>1,400</td><td>1,137</td><td>0.81</td><td>1,161</td><td>0.82</td></tr><tr><td>1,400</td><td>1,151</td><td>0.82</td><td>1,103</td><td>0.78</td></tr></table> <p>The V/C assessment results in table above had indicated that Lung Ma Road would be operating with adequate road link capacity during the peak hours inclusive of the proposed development. The assessment results revealed that no significant traffic impacts would be induced due to the estimated traffic generation of the proposed development.</p> <p>It is concluded that the development would not induce any traffic impacts to Lung Ma Road.</p>	Direction	Design Capacity (Veh/hr)	With Proposed Development				AM Peak		PM Peak		Traffic Flow (Veh/hr)	V/C Ratio	Traffic Flow (Veh/hr)	V/C Ratio	2-Ways	1,400	1,137	0.81	1,161	0.82	1,400	1,151	0.82	1,103	0.78
Direction	Design Capacity (Veh/hr)	With Proposed Development																									
		AM Peak			PM Peak																						
		Traffic Flow (Veh/hr)	V/C Ratio	Traffic Flow (Veh/hr)	V/C Ratio																						
2-Ways	1,400	1,137	0.81	1,161	0.82																						
	1,400	1,151	0.82	1,103	0.78																						
(3)	The applicant should advise the dimensions of the driveway in the Site.	<p>Noted. Driveway of at least 5m (about) width will be provided within the site alongside with the 6m (about) ingress/ingress. The dimensions are also labelled at the layout plan as shown at <b>Appendix VIII</b>.</p> <p>The direction of traffic for all vehicles within the Site are enclosed at <b>Appendix IX</b>.</p>																									
(4)	The applicant should demonstrate that the vehicular entrance to the Site should be adequate for vehicle access.	The vehicular entrance is adequate for vehicular access to/from the Site; vehicles could also be satisfactorily manoeuvred within the Site and into/out of the parking spaces for available vehicle types within the Site (including private cars, light goods vehicles and minibuses). Swept path analysis for all types of vehicles are enclosed for your consideration please ( <b>Appendices XI to XIII</b> ).																									
(5)	The applicant shall use swept path analysis to demonstrate the satisfactory maneuvering of vehicles (including private cars, light goods vehicles and																										

	minibuses) entering to and exiting from the Site, maneuvering within the Site and into/out of the parking spaces.	The applicant would also submit a detailed traffic review to demonstrate that there would be no adverse impact from the proposed development is anticipated towards the existing road links and junctions; as well as implementing necessary road improvement works after the planning permission is approved by the Town Planning Board (the Board).
(6)	Please clarify whether there will be a gate installed at the entry. If so, please ensure such arrangement will not cause queuing of vehicles outside the Site.	No gate would be installed at the ingress/egress of the Site so that there will be no queuing of vehicles to/from the Site.
(7)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.	In order to ensure road safety at Lung Ma Road, CCTV system will be installed within the Site and at the vehicular access to ensure vehicles access/leaving and manoeuvring within the Site would not impose danger to pedestrians walking within the Site and passing by the Site entrance. 'Slow Pedestrians' sign (TS515) will also be erected by the applicant within the Site to remind drivers to slow down. Moreover, as no gates and barriers will be installed at the ingress/egress of the Site, no queuing of vehicles will be anticipated for vehicles entering/leaving the Site which might cause inconveniences to passing pedestrians.
<b>Comments of the District Lands Officer (North), Lands Department (DLO/N, LandsD)</b> <b>(Contact Person: Mr. LAU Chi Kin, Jacky; Tel: 2675 1757)</b>		
(1)	The Site comprises Lots 948 RP (Part), 949, 950, 951 (Part), 952 (Part) and 2435 (Part) all in D. D. 83. Lot No. 2435 in D. D. 83 is held under Conditions of Exchange dated 27.4.2022 and restricted to private residential use. The proposed public vehicle park is in breach of the user restriction under 50(7) and the alienation restriction under SC (17) of the Conditions of Exchange. The other lots are Old Schedule Agricultural Lots in D.D 83 held under Block Government Lease which contains the restriction that no	Noted. The applicant will submit Short Term Waiver (STW) application to rectify the applied use erected on the concern lot after planning permission has been granted from the Board. No structure is proposed for domestic use.

	structures are allowed to be erected without the prior approval of the Government.	
(2)	When the required planning permission is given by Town Planning Board. The applicant is required to submit a Short Term Wavier ("STW") application to this office for processing. There is no guarantee that the STW application will eventually be approved by this office. If the STW application is approved, it will be subject to such terms and conditions as may be imposed by this office and payments of waiver fee and administrative fee.	
(3)	As part of the Site is being used as a fee-paying public carpark, this office reserves the right to take appropriate enforcement action against any breaches of lease conditions, including the breach(es) already in existence or to be detected at any point of time in future.	Noted. The applicant will develop the Site according to the approved development proposal. The unauthorised structure(s) within the concerned lot will be demolished by the applicant after planning permission has been granted from the Town Planning Board (the Board).
(4)	A fee-collecting booth is found existing on Lot 2435 in D.D. 83 at the vehicular entrance. The applicant shall clarify if any caretaker's office or fee-collecting booth or other structure(s) in connection with the proposed public vehicle park will be erected on the Site since it has not indicated in the planning application that there is/are any proposed structure(s).	
(5)	The applicant shall comply with all requirements imposed by relevant departments when carrying out filling of land. No Government land shall be disturbed unless with prior approval.	Noted.
<b>Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)</b> <b>(Contact Person: Mr. WANG Xing; Tel: 2300 1135)</b>		



(1)	The application site (the Site) is in large scale in terms of site area, the application involves land filling works and there are existing drainage facilities within the application site. With consideration of the above-mentioned, the Site is considered as a complicated site and the applicant should submit a Drainage Impact Assessment (DIA) referring to DSD Advice Note No.1.	Noted. The applicant will submit the DIA after the application is approved by the Town Planning Board (TPB). After the DIA is approved by CE/MN, DSD, the applicant will implement the drainage system within the application site according to the approved DIA; photographic record of the completed drainage facilities within the Site will also be submitted to CE/MN, DSD for compliance. Thus, adverse impact will not be anticipated.
(2)	The DIA shall demonstrate that there would be adequate measures provided at the resources of the applicant to ensure capacity of streamcourse/ drainage facilities and flooding susceptibility of the adjoining areas would not be adversely affected by the proposed development and to avoid the site from being eroded and flooded. The applicant is required to assess whether the downstream for drainage connection would have sufficient capacity to receive the stormwater runoff. Flood mitigation measures proposed in the DIA and any other stormwater drainage facilities should be provided and maintained by the applicant to the satisfaction of this Division.	
(3)	According to our record, there are existing DSD's facilities including drainage channel and box culvert within the Site (see attachment). Should the application be approved, the applicant shall be required to place all the proposed works at least 3m away from the top of the banks of the drainage channel and outermost surfaces of box culvert to ensure DSD's free and unrestricted access at all times for construction, repairs and maintenance works to the drainage facilities. All the	Noted. The applicant has amended the land filling area within the Site as shown in <b>Appendix X</b> . All proposed works will be placed at least 3m away from the top of the banks of the drainage channel and outermost surfaces of box culvert ( <b>Appendix XIV</b> ). This is to make sure the proposed development would not affect the nearby environment; whilst the applicant's operation within the Site could be fully operational.  No structure will be built by the applicant over the drainage reserve area and the existing drainage channel. No land filling works will be carried out

	proposed works should not disturb, interfere with or cause damage to existing drainage facilities, and all the proposed works in the vicinity of existing drainage facilities should not create any adverse drainage impacts, both during and after construction.	by the applicant within the drainage reserve area and the existing drainage channel.  The applicant will also provide free and unrestricted access to the DSD for construction, repairs and maintenance works to the drainage facilities within the Site.
(4)	No land filling on the Site shall be allowed until the flood mitigation measures have been implemented to the satisfaction of DSD.	Noted.
(5)	The Environmental Protection Department should be consulted regarding the sewage treatment/disposal facilities for the proposed development. The Site is within an area where connection to existing public sewerage network is available in the vicinity. Should the applicant choose to connect his proposed sewerage systems to DSD's networks, they shall furnish me with their connection proposal for agreement. After obtaining my agreement, the applicant shall submit a duly completed Form HBP1 with a cross cheque covering the technical audit fee and a plan showing the details of the proposed connection Works to this Division for formal application for the required connection. Upon my acceptance of the connection application, the applicant shall carry out the proposed connection works in accordance with DSD Standard Drawings at the resources of the applicant.	Noted.
<b>Comments of the Landscape Unit, Urban Design &amp; Landscape Section, Planning Department (Contact Person: Ms. KWOK Siu Man, Mandy; Tel: 3565 3953)</b>		
(1)	With reference to paragraph 3.2, Plan 5 and Part 6(A)(e)(ii) of Application Form	Noted. The applicant has reduced the Site area by 32% (about) (i.e. from 21,233 m <sup>2</sup> (about) to

	<p>No. S16-III, a total area of 20,571m<sup>2</sup> (out of 21,233m<sup>2</sup> for total site areas) will be filled with no more than 0.1m in depth. However, it is stated in Part 6(A)(e)(iii) of Application Form No. S16-III that no tree felling will be involved. The applicant should clarify whether the development proposal would cause any adverse impact to the existing trees and advise the proposed tree treatment with associated mitigation measures, if any.</p>	<p>14,446 m<sup>2</sup> (about)); thus also a reduction of land filling area from 19,817 m<sup>2</sup> (about) to 13,784 m<sup>2</sup> (about) so that the surrounding environment and a portion of the Site could be retain it's natural landscape. However, due to the applicant's operational needs, a large part of the Site is proposed to be filled and will be disturbed with felling of trees. This is to provide parking spaces and manoeuvring spaces for vehicles. However, there are no protected and Old and Valuable Trees (OVT) was identified within the Site.</p>
<p><b>Comments of the Director of Agriculture, Fisheries and Conservation (DAFC)</b>  <b>(Contact Person: Ms. NG Chiu Ue, Chole; Tel: 2150 6931)</b></p>		
(1)	<p><u>Agricultural perspective</u></p> <p>The application site (the Site) falls within the "Agriculture" ("AGR") and "Residential (Group C)" zones and is generally being used for parking of vehicles. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the Site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective.</p>	<p>Noted. Majority of the Site is subject to a previous approved planning application (No. A/NE-LYT/820) in which, the same applicant has been operating with the current use since 2024.</p>
(2)	<p><u>Nature Conservation perspective</u></p> <p>Our recent site inspection revealed that the majority of the Site is an existing car park. A watercourse is located in the middle of the Site. The watercourse is inaccessible during our inspection as it is covered by dense vegetation. Please advise the applicant to clarify if the watercourse will be affected by the proposed use. If so, mitigation</p>	<p>Noted. No structure will be erected on the watercourse; the applicant will also ensure no vehicles will be parked in a way that affecting the existing watercourse by current patrolling of security guards. Thus, the existing watercourse will not be affected by the proposed development.</p>

	measures should be proposed as appropriate.	
<b>Comments of the District Planning Officer, Sha Tin, Tai Po and North District Planning Office of Planning Department (DPO/STN, PlanD)</b> <b>(Contact Person: Mr. Peter NGAN; Tel: 2158 6094)</b>		
(1)	Based on our recent site inspection, a container converted structure (i.e. kiosk) is located near the ingress/egress of the Site. Please clarify if the concerned structure form part of the proposed scheme. If affirmative, please rectify the relevant parts of the submissions (e.g. layout plan and planning statement)	Noted. The said structure will be demolished by the applicant after the planning application has been approved by the Board; and the applicant will develop the Site according to the development proposal.
(2)	Please note that the Town Planning Board has received a number of public comments objecting to or expressing concern(s) on the application. The applicant is advised to take note and response to those public comments as appropriate. The public comments for the captioned application are available at the Planning Enquiry Counters of the Planning Department (i.e. 17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong or 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).	Noted. A response-to-comments table has been prepared by the applicant for further clarification of this planning application at <b>Appendix XIV</b> .

## Appendix II – Difference in major development parameters between the original and revised schemes

**Table 1** – Difference in Major Development Parameters

Development Parameters	Original Scheme (a)	Revised Scheme (b)	Difference (b)-(a)	
<b>Application Site Area</b>	21,233 m <sup>2</sup> (about)	14,446 m <sup>2</sup> (about)	-6,787 m <sup>2</sup> (about)	-32% (about)
<b>Covered Area</b>	Not applicable		No difference	
<b>Uncovered Area</b>	21,233 m <sup>2</sup> (about)	14,446 m <sup>2</sup> (about)	-6,787 m <sup>2</sup> (about)	-32% (about)
<i>Parking Spaces</i>				
<b>Private Car (PC) Parking Space</b> - 2.5 m (W) x 5 m (L)	132	205	+73	+55% (about)
<b>Light Goods Vehicle (LGV) Parking Space</b> - 3.5 m (W) x 7 m (L)	128	58	-70	-55% (about)
<b>Minibus (MB) Parking Space</b> - 3 m (W) x 8 m (L)	23	12	-11	-48% (about)
<b>Total</b>	283	275	-8	-3% (about)



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

1. 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。
2. Please read the “Guidance Notes” carefully before you fill in this form. The document can be downloaded from the Board’s website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>），亦可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取。
3. 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。

<b>1. Name of Applicant 申請人姓名/名稱</b>
<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 )  Shun Yu Development Consultant Limited 順雨發展顧問有限公司

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）</b>
<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 )  R-riches Planning Limited 盈卓規劃有限公司

<b>3. Application Site 申請地點</b>	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	Lot 2435 (Part) in D.D. 83, Lung Yeuk Tau, Fanling, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 14,446 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 ..... N/A ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	..... N/A ..... sq.m 平方米 <input type="checkbox"/> About 約

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 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 <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))</b> (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land 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 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b> Proposed uncovered land area 擬議露天土地面積 ..... 14,446 .....sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 ..... N/A .....sq.m <input type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物／構築物數目 ..... N/A ..... Proposed domestic floor area 擬議住用樓面面積 ..... N/A .....sq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 ..... N/A .....sq.m <input type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 ..... N/A .....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) ..... ..... ..... .....	
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b> Private Car Parking Spaces 私家車車位 ..... 205 ..... Motorcycle Parking Spaces 電單車車位 ..... N/A ..... Light Goods Vehicle Parking Spaces 輕型貨車泊車位 ..... 58 ..... Medium Goods Vehicle Parking Spaces 中型貨車泊車位 ..... N/A ..... Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 ..... N/A ..... Others (Please Specify) 其他 (請列明) ..... Minibus Parking Spaces 12 .....	
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b> Taxi Spaces 的士車位 ..... N/A ..... Coach Spaces 旅遊巴車位 ..... N/A ..... Light Goods Vehicle Spaces 輕型貨車車位 ..... N/A ..... Medium Goods Vehicle Spaces 中型貨車車位 ..... N/A ..... Heavy Goods Vehicle Spaces 重型貨車車位 ..... N/A ..... Others (Please Specify) 其他 (請列明) .....	

Proposed operating hours 擬議營運時間 24 hours daily, including public holidays ..... .....																																							
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是           No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Sha Tau Kok Road (Lung Yeuk Tau) via Lung Ma Road and a local access ..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)  <input type="checkbox"/>																																					
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																							
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是           No 否	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... <input checked="" type="checkbox"/>																																					
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是           No 否	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 13,784 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... not more than 0.1 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/>																																					
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">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> <tr> <td>_____</td> <td></td> <td></td> </tr> <tr> <td>_____</td> <td></td> <td></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"/>																																					
_____																																							
_____																																							

<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information. ) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
<b>Application No.</b> 申請編號	(For Official Use Only) (請勿填寫此欄)
<b>Location/address</b> 位置／地址	Lot 2435 (Part) in D.D. 83, Lung Yeuk Tau, Fanling, New Territories
<b>Site area</b> 地盤面積	<div style="display: flex; justify-content: space-between;"> <div>           14,446 sq. m 平方米 <input checked="" type="checkbox"/> About 約            (includes Government land of 包括政府土地         </div> <div>           N/A sq. m 平方米 <input type="checkbox"/> About 約)         </div> </div>
<b>Plan</b> 圖則	Approved Lung Yeuk Tau and Kwan Tei South OZP No.: S/NE-LYT/19
<b>Zoning</b> 地帶	"Agriculture" and "Residential (Group C)" Zones
<b>Type of Application</b> 申請類別	<div> <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of            位於鄉郊地區或受規管地區的臨時用途/發展為期  <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <span><input checked="" type="checkbox"/> Year(s) 年 <u>3</u></span> <span><input type="checkbox"/> Month(s) 月 _____</span> </div> </div> <div style="margin-top: 10px;"> <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of            位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期  <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <span><input type="checkbox"/> Year(s) 年 _____</span> <span><input type="checkbox"/> Month(s) 月 _____</span> </div> </div>
<b>Applied use/development</b> 申請用途/發展	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land for a Period of 3 Years



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	N/A	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A <input type="checkbox"/> (Not more than 不多於) m 米	
		N/A <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	N/A <input type="checkbox"/> (Not more than 不多於) m 米	
		N/A <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	N/A % <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Minibus Parking Spaces _____ _____		275 205 N/A 58 N/A N/A 12
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		N/A N/A N/A N/A N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input 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"/>
<u>Location plan; Zoning plan; Land status plan; Land filling plan; Direction of traffic plan; and Swept path analysis.</u>		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Accepted run-in/out proposal under previous application No. A/NE-LYT/820 and Accepted photographic record of implemented run-in/out proposal under previous application No. A/NE-LYT/820</u>		
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。

### **Supplementary Statement**

#### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 2435 (Part) in D.D. 83, Lung Yeuk Tau, Fanling, New Territories* (the Site) for '**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land for a Period of 3 Years**' (proposed development) (**Plan 1**).
- 1.2 The Site is located in close vicinity of existing residential developments (i.e. Queen's Hill Estate, Shan Lai Court, Ma Liu Shui Shan Tsuen, Graceful Garden, etc.), which demand for public parking spaces has always been high. Although public franchised buses and minibus services are provided at Lung Ma Road, surrounding locals still rely mostly on private cars for daily commuting due to the limited destinations of the services and their own travelling destinations to remote villages. Subsequently, illegal on-street parking is often observed along different sections of Lung Ma Road and Lung Chun Road, causing adverse traffic impact to nearby road networks.
- 1.3 In view of the above, the applicant would like to operate the proposed use to alleviate the pressing demand for legal parking spaces in the area and bring convenience to the surrounding locals.

#### **2) Planning Context**

- 2.1 The Site currently falls within areas zoned as "Agriculture" ("AGR") and "Residential (Group C)" ("R(C)") on the Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No.: S/NE-LYT/19 (**Plan 2**). According to the Notes of the OZP, '*public vehicle park (excluding container vehicle)*' is neither a column one nor column two use within the "AGR" zone; meanwhile, such use is a column two use within the "R(C)" zone. Thus, planning permission is required from the Board.
- 2.2 The Site is surrounded by residential developments formed by groups of village houses, public housing estate (i.e. Queen's Hill Estate) and housing under Home Ownership Scheme (i.e. Shan Lai Court), as well as scattered open storage sites, warehouses, shop and services, etc.. The proposed development with no structure proposed within is considered not incompatible with the surroundings.

- 2.3 Although the Site falls within "AGR" and "R(C)" zones, there is no current development programme at the Site. Hence, approval of the planning application on a temporary basis of 3 years would not frustrate the long-term planning intentions of the "AGR" and "R(C)" zones and would better utilise precious land resources in the New Territories.
- 2.4 A portion of the Site is the subject of a previous S.16 planning application (No. A/NE-LYT/820) for 'public vehicle park' use (i.e. submitted by the same applicant with the same use as the current application), which was approved by the Board in 2024. Therefore, approval of the current application is in line with the Board's previous decision. Comparing with the previous application (No. A/NE-LYT/820), a larger site area and a different layout are adopted by the applicant which includes additional site area and parking spaces with no structure included within the site. The applicant has made effort to comply with approval conditions of the previous application, details are shown at **Table 1** below:

**Table 1** – Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/NE-LYT/820		Date of Compliance
(c)	The submission of a drainage proposal	Not complied with
(d)	The provision of drainage facilities	Not complied with
(f)	The submission of a fire service installations (FSIs) proposal	18.03.2024
(g)	The implementation of the FSIs proposal	Not complied with
(h)	The submission of a run-in/out proposal	18.03.2024
(i)	The implementation of the run-in/out proposal	11.04.2024

- 2.5 During the approval period of the previous application, the applicant has made efforts in complying with approval conditions in regard to drainage, fire safety and traffic aspects. All traffic related conditions have been complied with; whilst regarding drainage and fire service related conditions, the applicant submitted a drainage proposal for compliance with condition (c) on 06.09.2024 and was considered not acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 09.10.2024; a FSIs proposal was also submitted by the applicant for compliance with condition (f) on 23.02.2024 and was considered acceptable by the Director of Fire Services (D of FS) on 18.03.2024.

- 2.6 In support of the application, the applicant has submitted the previously accepted run-in/out proposal and the accepted photographic records of implementation of the run-in/out proposal to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant government bureaux/departments and members of the Board (**Appendices I to II**).

### 3) Development Proposal

- 3.1 The Site occupies an area of 14,446 m<sup>2</sup> (about) (**Plan 1**). No structure will be provided within the Site (**Plan 4**). Details of development parameters are shown at **Table 2** below:

**Table 2 – Major Development Parameters**

<b>Application Site Area</b>	14,446 m <sup>2</sup> (about)
<b>Covered Area</b>	Not applicable
<b>Uncovered Area</b>	14,446 m <sup>2</sup> (about)

- 3.2 A portion of the Site (about 9,151m<sup>2</sup>) had been filled with asphalt and gravel (not more than 0.1 m in depth) for circulation purpose (**Plan 6**). The applicant proposes to further fill up another portion of the Site with concrete (not more than 0.1 m in depth) also for circulation purpose. The total filled area would be 13,784 m<sup>2</sup>. Such land filling is considered necessary and that has been kept to minimal to meet the operational needs of the development. No further filling of land will be carried out by the applicant during the planning approval period.
- 3.3 The Site is accessible from Sha Tau Kok Road (Lung Yeuk Tau) via Lung Ma Road and a local access (**Plan 1**). The operation hours of the public vehicle park is 24-hours daily, including public holidays. A total of 275 parking spaces will be provided at the Site, details of parking provisions are shown at **Table 3** below:

**Table 3 – Parking Provisions**

<b>Type of Space</b>	<b>No. of Spaces</b>
Private Car (PC) Parking Space - 2.5 m (W) x 5 m (L)	205
Light Goods Vehicle (LGV) Parking Space - 3.5 m (W) x 7 m (L)	58
Minibus (MB) Parking Space - 3 m (W) x 8 m (L)	12



- 3.3 Only PCs, LGVs and MBs are allowed to enter/exit the Site at any time during the planning approval period. Other vehicles, including medium and heavy goods vehicles, container tractors/trailers, etc., are not allowed to enter/exit the Site. The direction of traffic within the Site is enclosed at **Plan 5**, which shows there will be no contravention of traffic flows within the Site. The applicant will ensure no queuing and/or waiting for motor vehicles from the Site onto Lung Ma Road via the local access, and no motor vehicles will be permitted to reverse into and out of the Site onto Lung Ma Road via the local access.
- 3.4 Furthermore, no vehicles without valid licenses issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* are allowed to be parked/stored at the Site at any time during the planning approval period. The trip generation and attraction rates are as shown at **Table 4** below. Adverse traffic impact to the surrounding road network should not be anticipated.

**Table 4 – Estimated Trip Generation and Attraction**

Time Period	Trip Generation and Attraction						
	PC		LGV		MB		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	5	45	5	50	0	10	115
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	35	15	65	10	15	5	145
Traffic trip per hour (average)	10	10	10	10	5	5	50

- 3.6 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department and statutory requirements under relevant pollution control ordinances to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period.

#### 4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures has been provided by the applicant, i.e. submission of the

previously accepted run-in/out proposal and the accepted photographic records of implementation of the run-in/out proposal to mitigate any adverse impact arising from the proposed development. The applicant will also submit and implement drainage and FSIs proposals to mitigate any adverse impacts after the planning application has been approved by the Board.

- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for **'Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land for a Period of 3 Years'**.

**R-riches Planning Limited**

**May 2025**

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Zoning Plan
<b>Plan 3</b>	Land Status Plan
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Plan showing the direction of traffic
<b>Plan 6</b>	Plan showing Filling of Land within the Site
<b>Plan 7</b>	Swept Path Analysis (Private Cars)
<b>Plan 8</b>	Swept Path Analysis (Light Goods Vehicle)
<b>Plan 9</b>	Swept Path Analysis (Minibus)

## **APPENDICES**

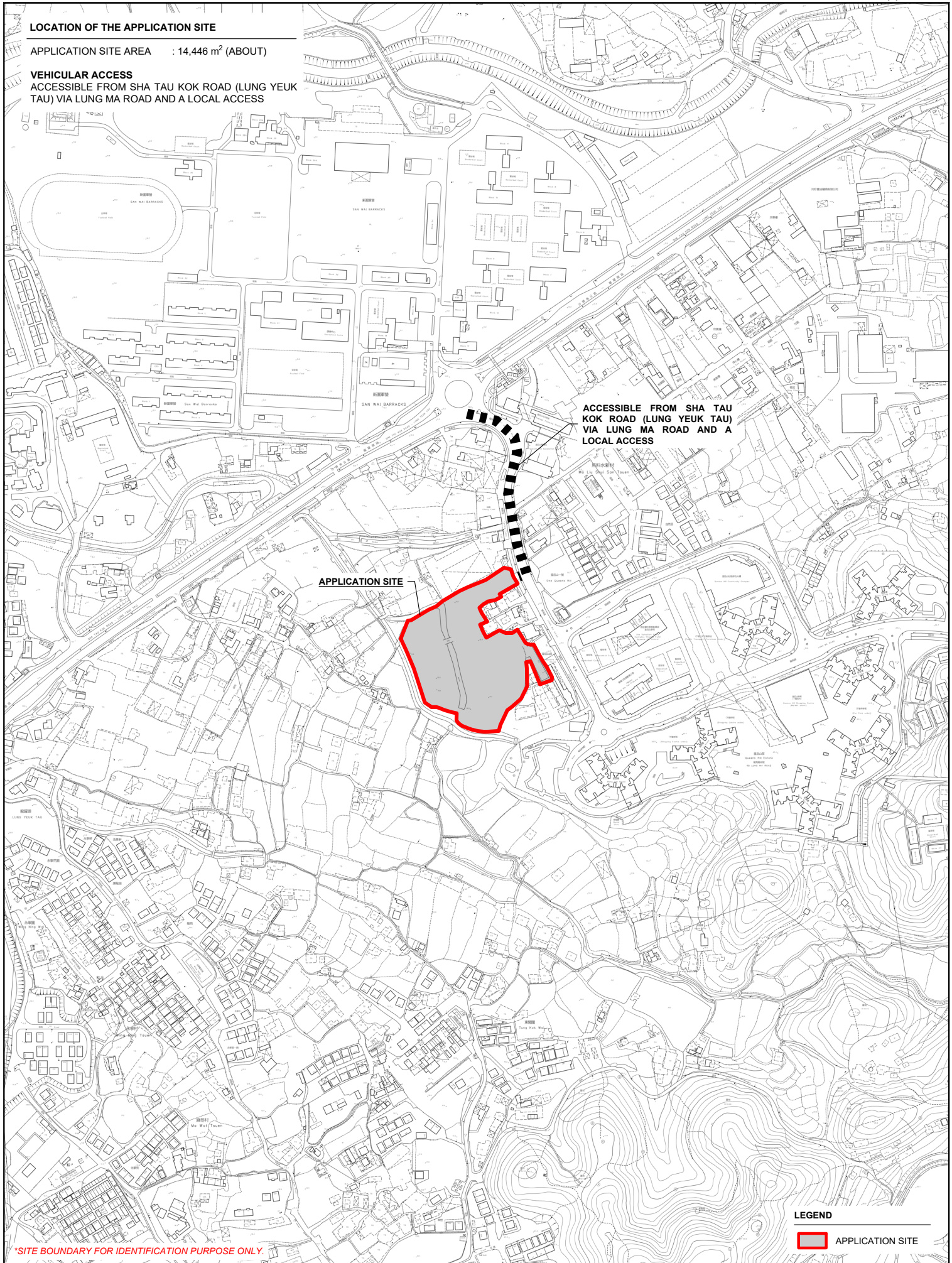
<b>Appendix I</b>	Accepted Run-in/out Proposal under previous application No. A/NE-LYT/820
<b>Appendix II</b>	Accepted Photographic Records of the Implementation of the Accepted Run-in/out Proposal under Previous Application No. A/NE-LYT/820

**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 14,446 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**

ACCESSIBLE FROM SHA TAU KOK ROAD (LUNG YEUK TAU) VIA LUNG MA ROAD AND A LOCAL ACCESS





APPLICATION SITE

ACCESSIBLE FROM SHA TAU KOK ROAD (LUNG YEUK TAU) VIA LUNG MA ROAD AND A LOCAL ACCESS

**LEGEND**

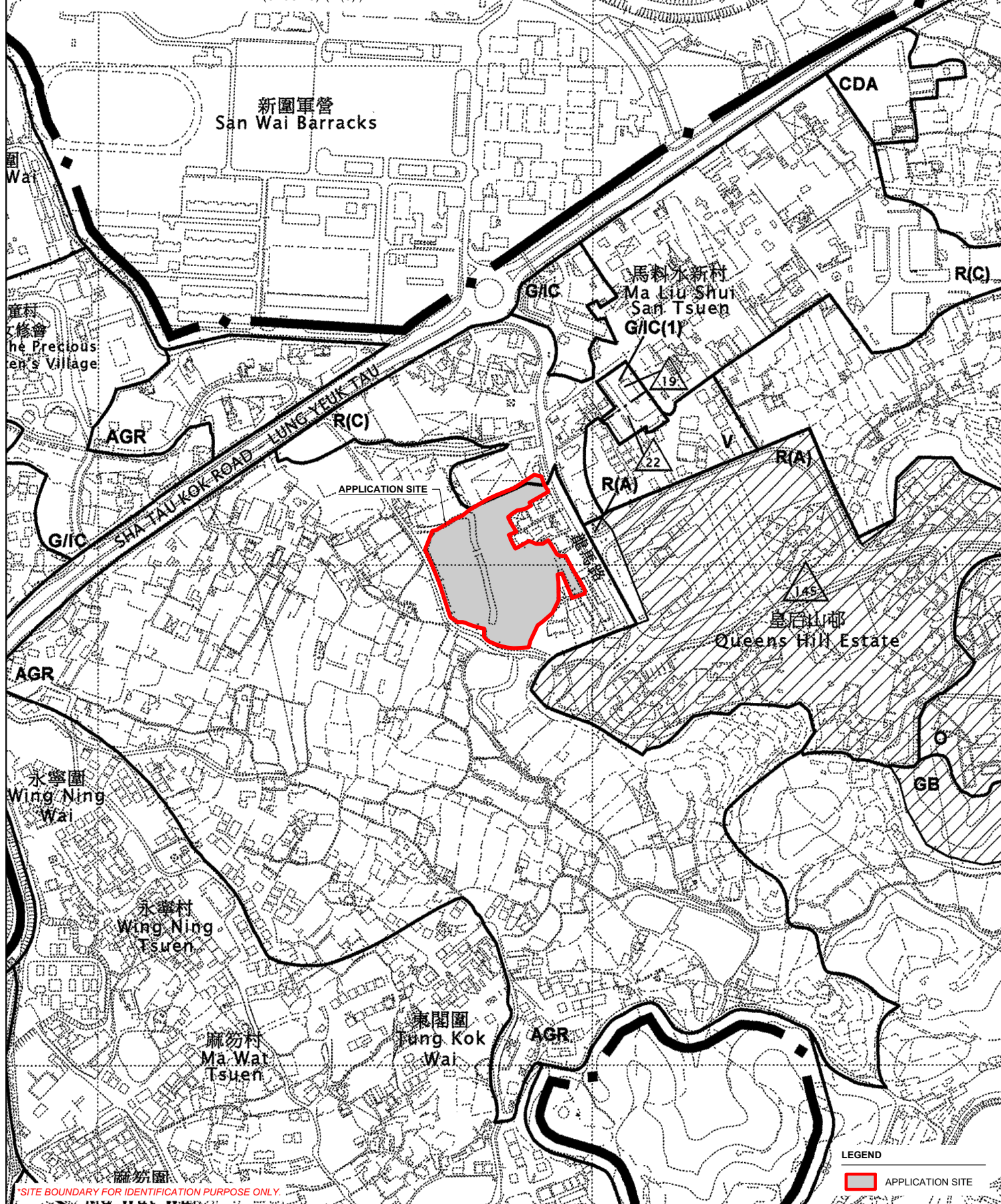
 APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

<p>PLANNING CONSULTANT</p> 	<p>PROJECT</p> <p>PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS</p>	<p>ADDRESS</p> <p>LOT 2435 (PART) IN D.D. 83, LUNG YEUK TAU, FANLING, NEW TERRITORIES</p>	<p>SCALE</p> <p>1 : 5000 @ A4</p> <p>DRAWN BY</p> <p>MN</p> <p>DATE</p> <p>23.7.2025</p> <p>REVISED BY</p> <p>DATE</p>	<p>TITLE</p> <p>LOCATION PLAN</p> <p>DWG NO.</p> <p>PLAN 1</p> <p>VER.</p> <p>002</p>	
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## ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 14,446 m<sup>2</sup> (ABOUT)OUTLINE ZONING PLAN : APPROVED LUNG YEUK TAU & KWAN TEI SOUTH OZP  
OZP PLAN NO. : S/NE-LYT/19ZONING OF THE SITE : "AGRICULTURE" ("AGR") AND  
"RESIDENTIAL (GROUP C)" ("R(C)")

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICE  
PUBLIC VEHICLE PARK (EXCLUDING  
CONTAINER VEHICLE) AND ASSOCIATED  
FILLING OF LAND FOR A PERIOD OF 3 YEARS

ADDRESS

LOT 2435 (PART) IN D.D. 83, LUNG YEUK  
TAU, FANLING, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

23.7.2025

REVISED BY

DATE

TITLE

ZONING PLAN

DWG NO.

PLAN 2

VER.

002

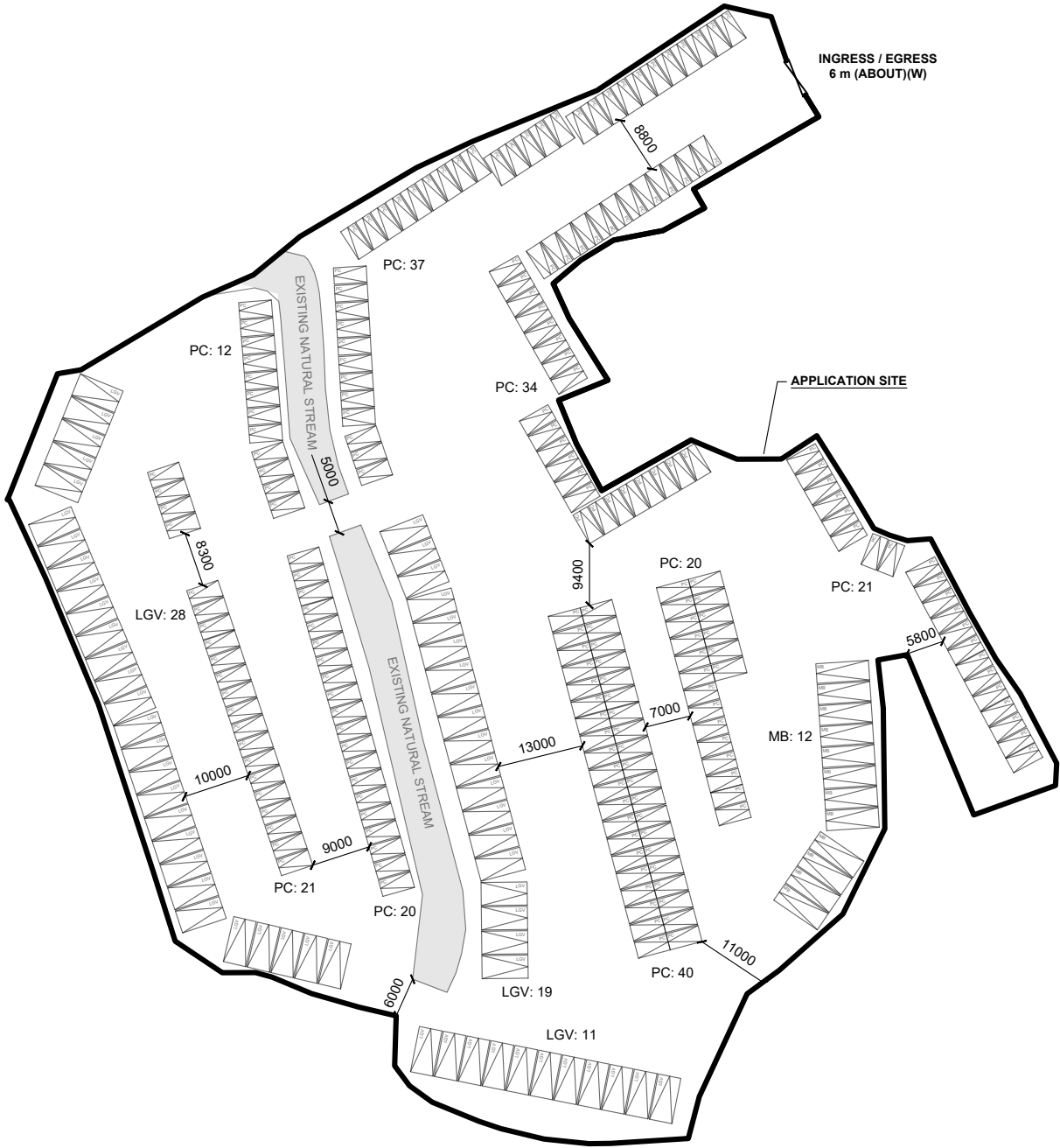






DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 14,446 m <sup>2</sup>	(ABOUT)
COVERED AREA	: NOT APPLICABLE	
UNCOVERED AREA	: 14,446 m <sup>2</sup>	(ABOUT)





PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 205
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 58
DIMENSION OF PARKING SPACE	: 7 m (L) X 3.5 m (W)
NO. OF MINIBUS PARKING SPACE	: 12
DIMENSION OF PARKING SPACE	: 8 m (L) X 3 m (W)

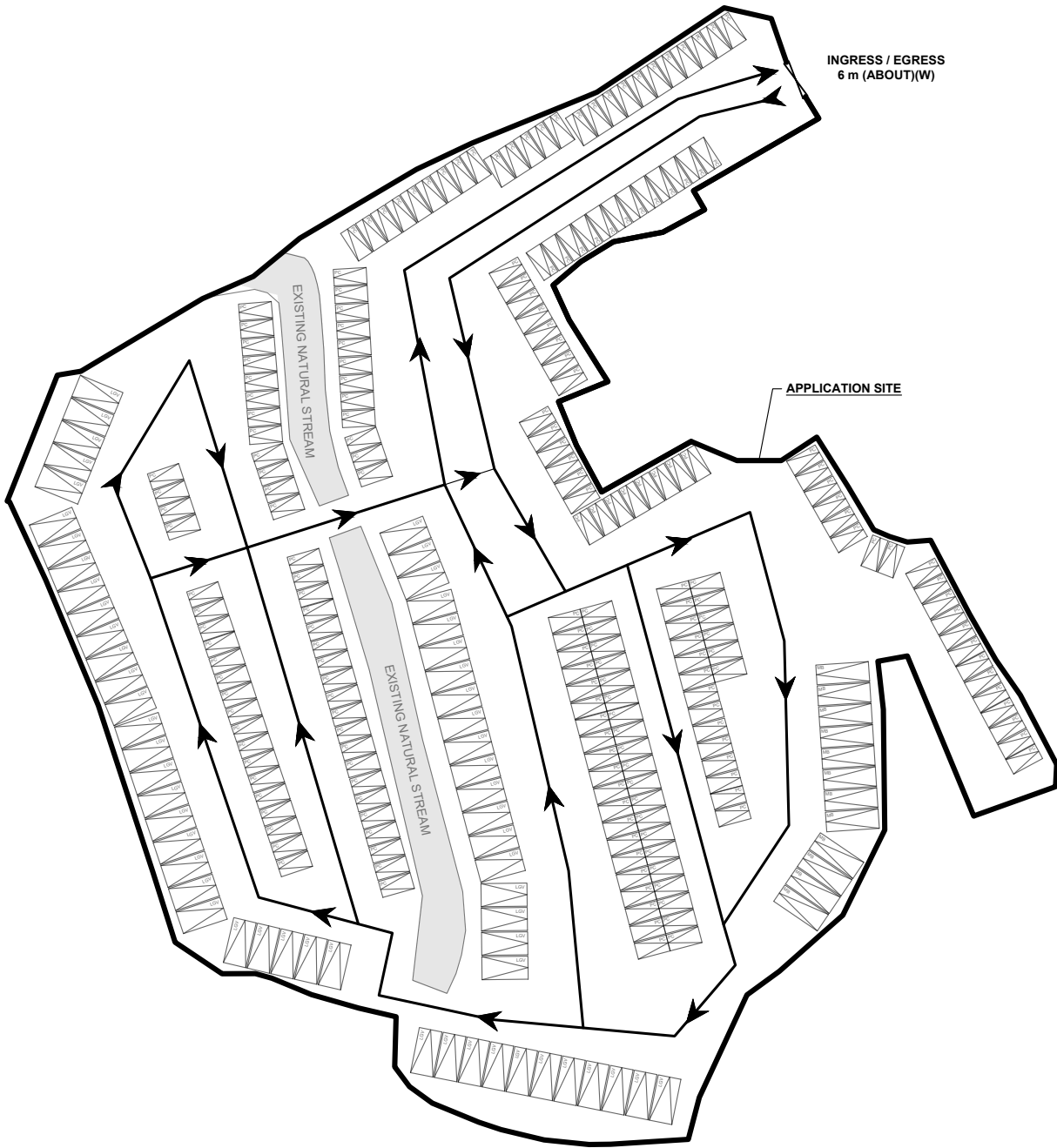
LEGEND

	APPLICATION SITE
	PARKING SPACE (PC)
	PARKING SPACE (LGV)
	PARKING SPACE (MB)
	INGRESS / EGRESS

PLANNING CONSULTANT		PROJECT		ADDRESS		SCALE		TITLE			
		PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS		LOT 2435 (PART) IN D.D. 83, LUNG YEUK TAU, FANLING, NEW TERRITORIES		1 : 1000 @ A4		LAYOUT PLAN			
						DRAWN BY DN		DATE 24.7.2025			
						REVISED BY		DATE		DWG NO. PLAN 4	VER. 001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 14,446 m <sup>2</sup>	(ABOUT)
COVERED AREA	: NOT APPLICABLE	
UNCOVERED AREA	: 14,446 m <sup>2</sup>	(ABOUT)


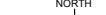


PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 205
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 58
DIMENSION OF PARKING SPACE	: 7 m (L) X 3.5 m (W)
NO. OF MINIBUS PARKING SPACE	: 12
DIMENSION OF PARKING SPACE	: 8 m (L) X 3 m (W)

LEGEND

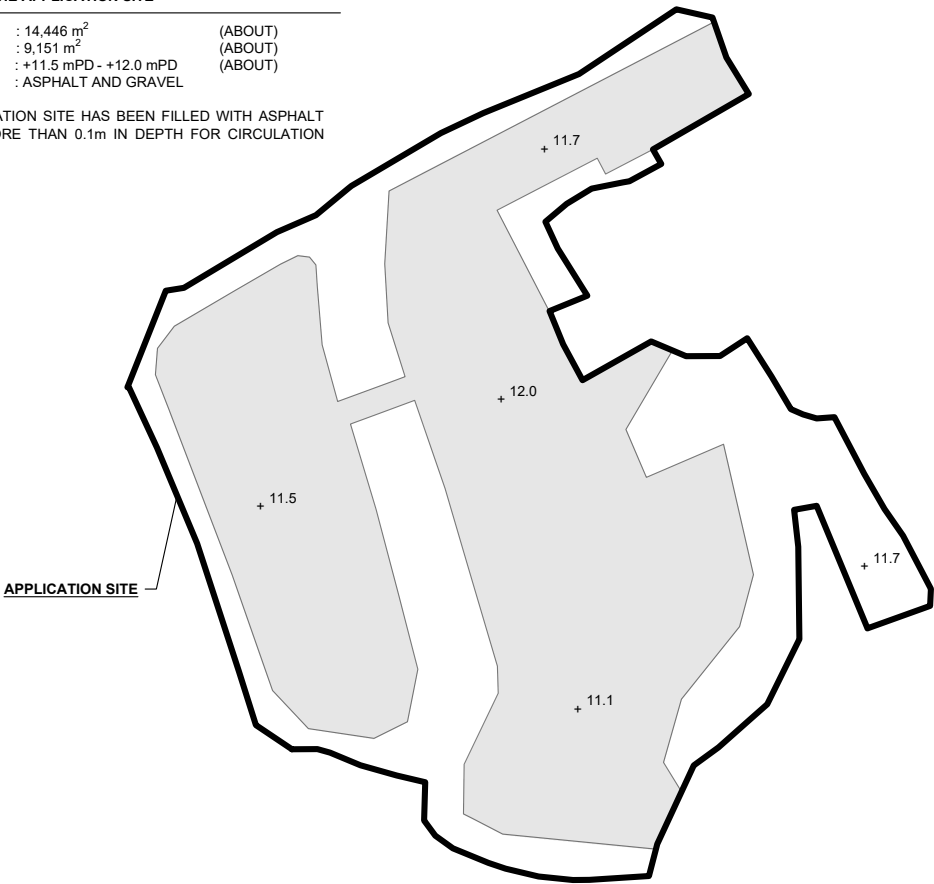
	APPLICATION SITE
	PARKING SPACE (PC)
	PARKING SPACE (LGV)
	PARKING SPACE (MB)
	INGRESS / EGRESS
	DIRECTION OF TRAFFIC

<div>PLANNING CONSULTANT</div> <div></div>	PROJECT	ADDRESS	SCALE		TITLE		<div><div>NORTH</div><div></div></div>
	PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	LOT 2435 (PART) IN D.D. 83, LUNG YEUK TAU, FANLING, NEW TERRITORIES	1 : 1000 @ A4		DIRECTION OF TRAFFIC		
			DRAWN BY	DATE	DWG NO.	VER.	
			DN	24.7.2025			
			REVISED BY	DATE			

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 14,446 m <sup>2</sup>	(ABOUT)
EXISTING FILLED AREA	: 9,151 m <sup>2</sup>	(ABOUT)
EXISTING SITE LEVEL	: +11.5 mPD - +12.0 mPD	(ABOUT)
MATERIAL OF FILLING	: ASPHALT AND GRAVEL	

PORTION OF THE APPLICATION SITE HAS BEEN FILLED WITH ASPHALT AND GRAVEL OF NOT MORE THAN 0.1m IN DEPTH FOR CIRCULATION PURPOSE.



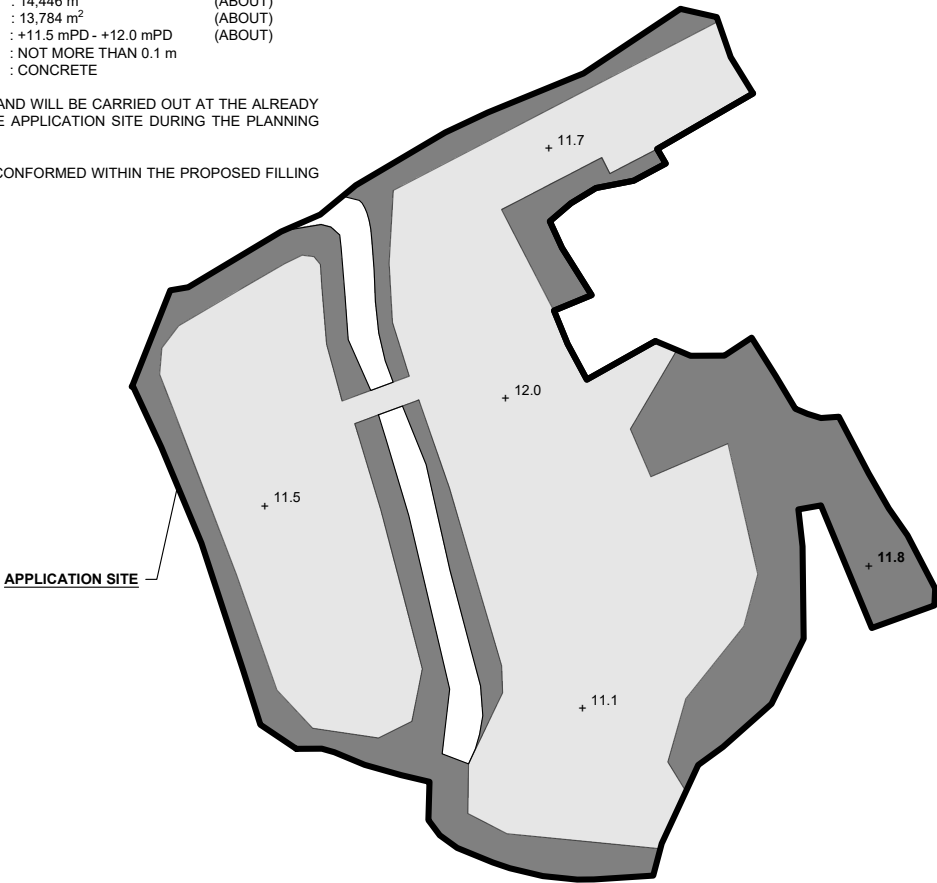
LEGEND	
	APPLICATION SITE
	EXISTING FILLED AREA
+12.0	SITE LEVEL

PROPOSED FILLING OF LAND AT THE APPLICATION SITE



APPLICATION SITE AREA	: 14,446 m <sup>2</sup>	(ABOUT)
TOTAL FILLED AREA	: 13,784 m <sup>2</sup>	(ABOUT)
PROPOSED SITE LEVEL	: +11.5 mPD - +12.0 mPD	(ABOUT)
DEPTH OF FILLING	: NOT MORE THAN 0.1 m	
MATERIAL OF FILLING	: CONCRETE	

NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE ALREADY HARD-PAVED AREA OF THE APPLICATION SITE DURING THE PLANNING APPROVAL PERIOD.

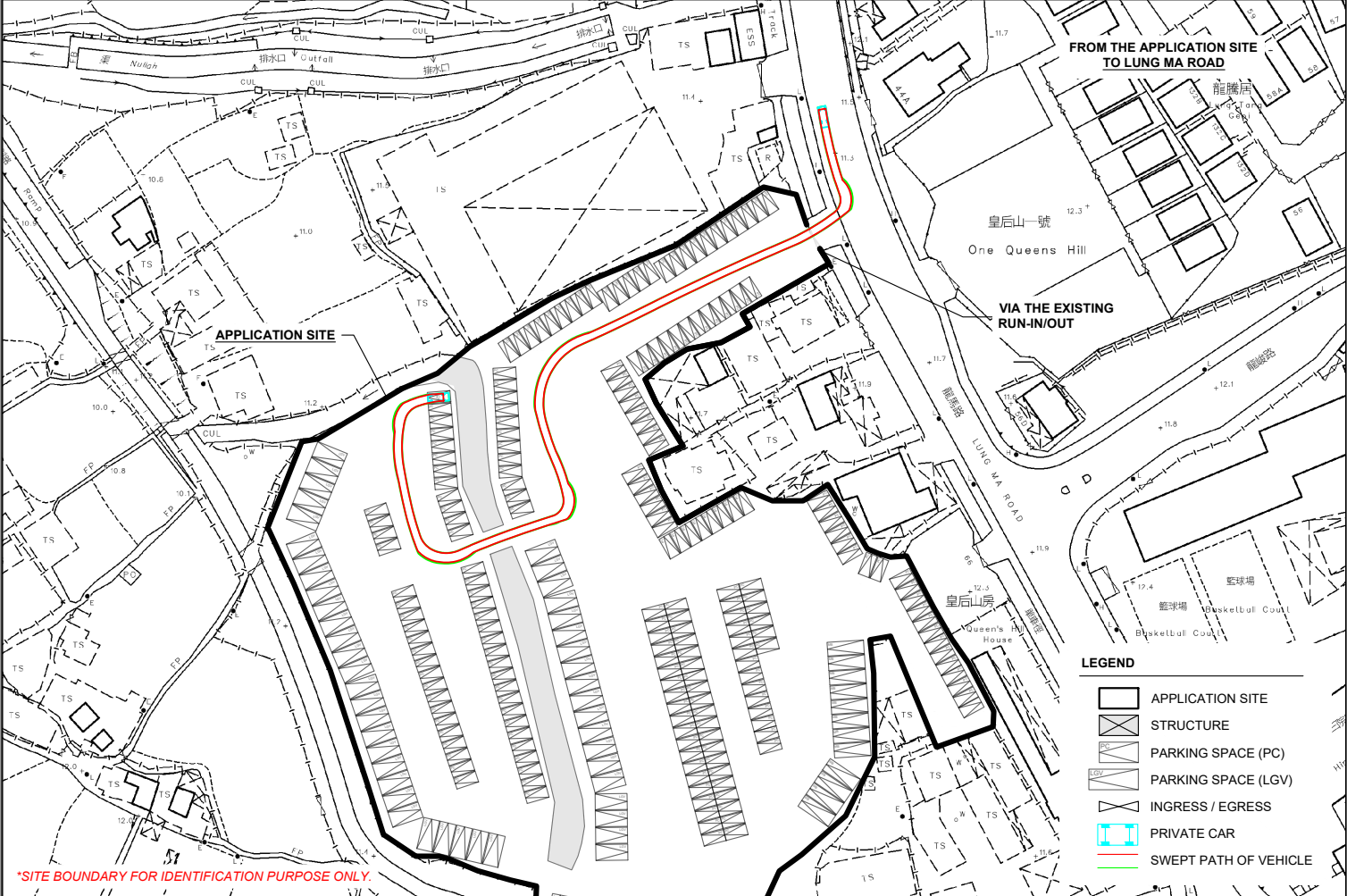
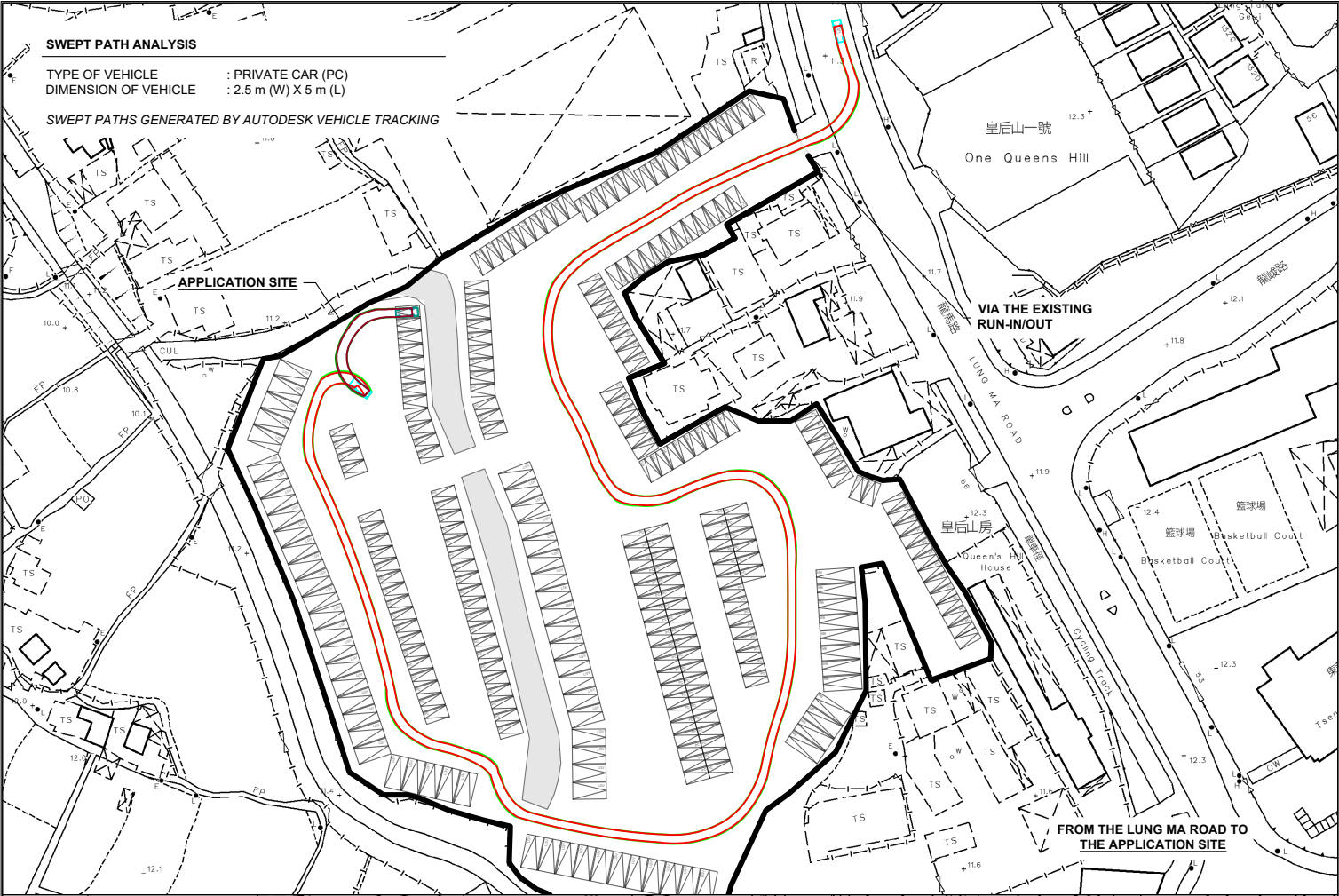
FILLING OF LAND WILL BE CONFORMED WITHIN THE PROPOSED FILLING AREA.





LEGEND	
	APPLICATION SITE
	PROPOSED FILLING AREA
	EXISTING FILLED AREA
+12.0	SITE LEVEL
	ACCESS POINTS

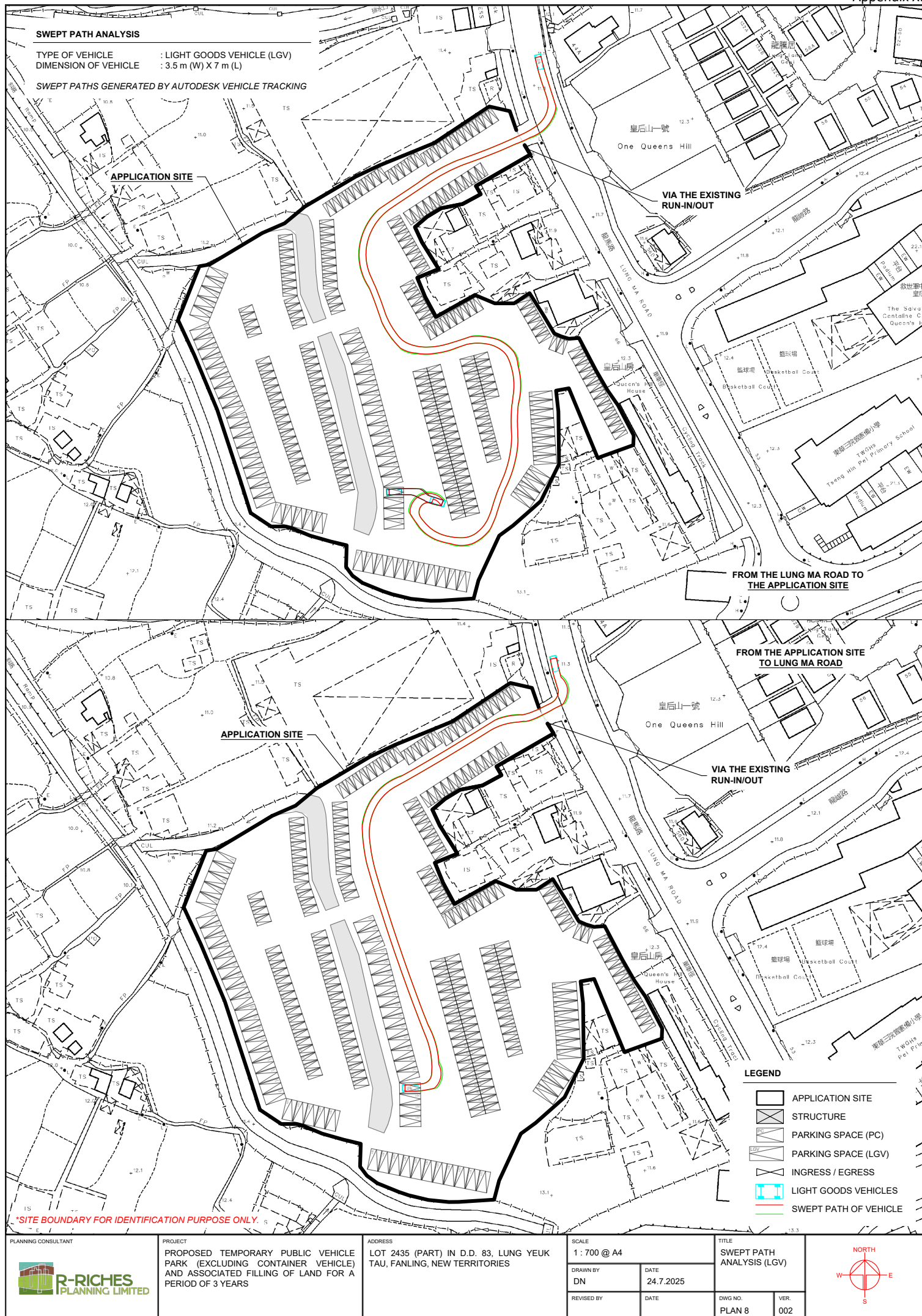
<div></div> <div>PLANNING CONSULTANT</div>	PROJECT PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	ADDRESS LOT 2435 (PART) IN D.D. 83, LUNG YEUK TAU, FANLING, NEW TERRITORIES	SCALE 1 : 1500 @ A4		TITLE FILLING OF LAND		<div></div>
			DRAWN BY MN	DATE 23.7.2025	DWG NO. PLAN 6	VER. 002	
			REVISED BY	DATE			

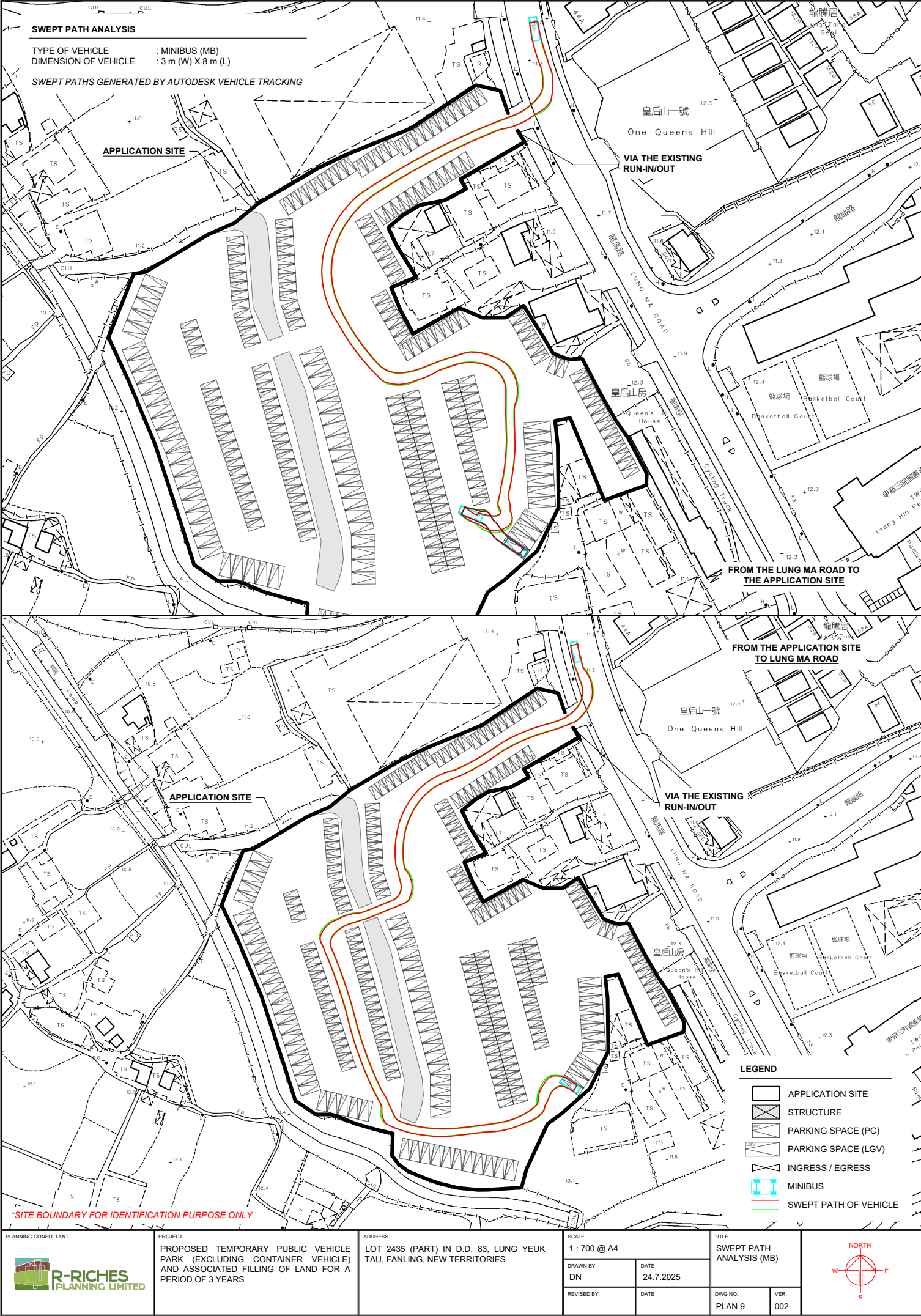




PLANNING CONSULTANT	PROJECT	ADDRESS	SCALE	TITLE		
	PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	LOT 2435 (PART) IN D.D. 83, LUNG YEUK TAU, FANLING, NEW TERRITORIES	1: 700 @ A4	SWEEP PATH ANALYSIS (PC)		
			DRAWN BY	DATE		
			DN	24.7.2025		
			REVISED BY	DATE	DWG NO.	VER.
					PLAN 7	002







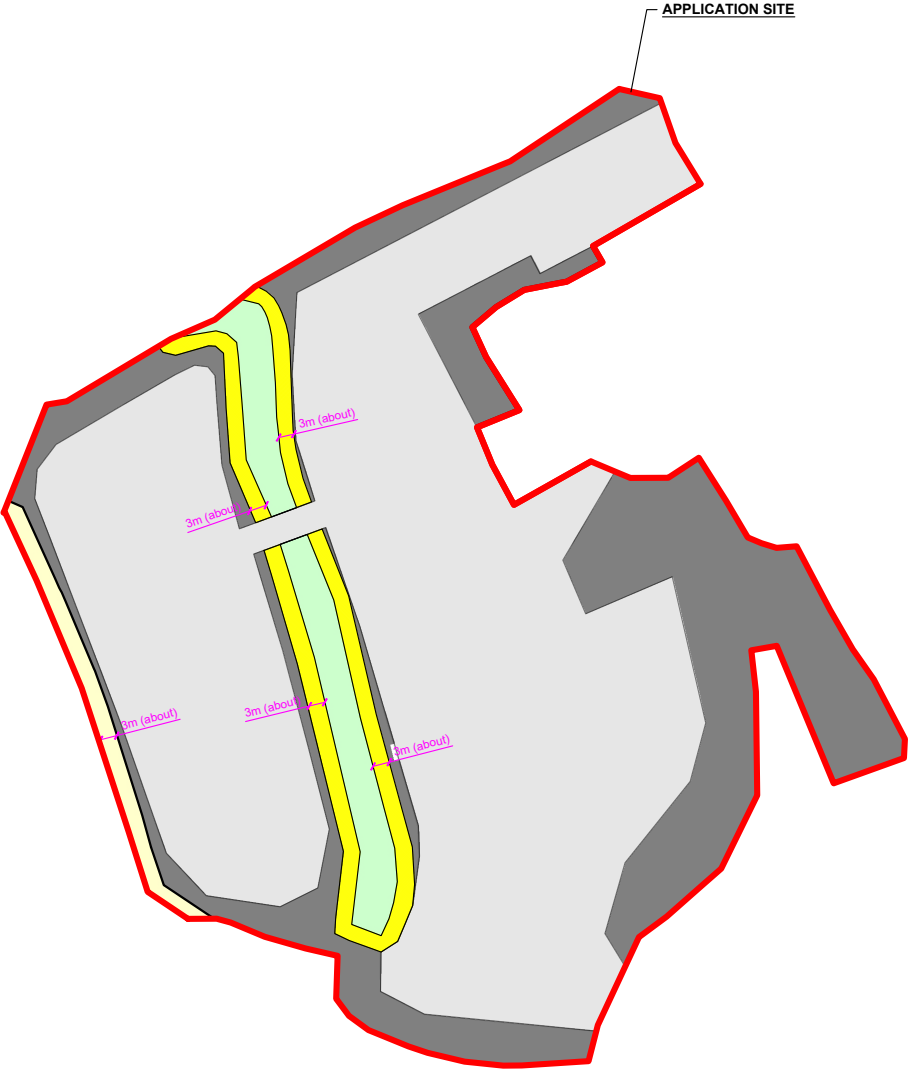
PROPOSED DRAINAGE RESERVE AREA AT THE SITE

APPLICATION SITE AREA : 14,446 m<sup>2</sup> (ABOUT)



NO WORKS WILL BE IMPLEMENTED WITHIN THE EXISTING STREAM AND DRAINAGE RESERVE AREA WITHIN THE SITE.

NO STRUCTURE WILL BE BUILT OVER THE EXISTING STREAM AND DRAINAGE RESERVE AREA WITHIN THE SITE.

FREE AND UNRESTRICTED ACCESS WILL BE PROVIDED TO THE DRAINAGE SERVICES DEPARTMENT FOR CONSTRUCTION, REPAIRS AND MAINTENANCE WORKS TO THE DRAINAGE FACILITIES WITHIN THE SITE.



LEGEND	
	APPLICATION SITE
	PROPOSED FILLING AREA
	EXISTING FILLED AREA
	EXISTING STREAM/NULLAH
	DRAINAGE RESERVE AREA

<div>PLANNING CONSULTANT</div> <div></div>	<div>PROJECT</div> <div>PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS</div>	<div>ADDRESS</div> <div>LOT 2435 (PART) IN D.D. 83, LUNG YEUK TAU, FANLING, NEW TERRITORIES</div>	<div>SCALE</div> <div>1 : 1200 @ A4</div>		<div>TITLE</div> <div>DRAINAGE RESERVE AREA PLAN</div>		<div></div>
			<div>DRAWN BY</div> <div>DN</div>	<div>DATE</div> <div>25.7.2025</div>			
			<div>REVISED BY</div> <div></div>	<div>DATE</div> <div></div>	<div>DWG NO.</div> <div>PLAN 9</div>	<div>VER.</div> <div>001</div>	

**Responses-to-Comments**

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land for a Period of 3 Years  
in “Agriculture” and “Residential (Group C)” Zones, Lots 948 RP (Part), 949, 950, 951 (Part), 952 (Part)  
and 2435 (Part) in D.D. 83, Lung Ma Road, Queen's Hill, Fanling, New Territories**

**(Application No. A/NE-LYT/851)**

- (i) The applicant would like to provide clarifications in response to the public comments, details are as follows:

Land use aspect

- The proposed development is of temporary nature for a period of 3 years, which does not involve any change of land use on relevant statutory plans.
- The proposed development is intended to alleviate the pressing demand for parking space to the surrounding locals.

Land Filling Aspect

- The proposed filling of land of not more than 0.1m in depth with concrete is intended to provide a flat surface for the vehicle circulation purpose. Such land filling is considered necessary and that has been minimal to meet the operational needs of the development. The applicant will strictly follow the proposed scheme, no further filling of land will be carried out within the application site (the Site) during the planning approval period.

Traffic aspect

- The applicant conducted a traffic survey on 26.06.2025 to review the potential traffic impact generated from the proposed development. Based on the traffic survey conducted, as well as the estimated trip generation and the Volume to Capacity (V/C) Ratio Assessment is updated. It is concluded that the proposed development would not induce significant traffic flow along Lung Ma Road and no adverse traffic impact is anticipated to the surrounding road network. The proposed development is intended to serve and bring convenience to the nearby locals, as



well as to alleviate the pressing demand for parking spaces.

- To enhance road safety, no gate would be installed at the ingress/egress of the Site and sufficient space is provided for vehicle to smoothly manouvre within the Site to ensure no vehicle will queue back to or reverse onto/from the Site to the public road. A banksman would be deployed at the ingress/egress to direct vehicles entering/exiting the Site to enhance pedestrian safety.

Noise aspect

- Only private cars, light goods vehicles and minibuses are allowed to be parked/stored on or enter/exit the Site at all times during the planning approval period. Other vehicles, including medium and heavy goods vehicles, container tractors/trailers, etc. are not allowed to enter/exit the Site. Significant noise impact is therefore not anticipated.

Drainage and Fire Safety aspect

- The applicant will submit and implement the drainage and fire service installations proposal to mitigate any adverse drainage impacts from the Site after the planning application has been approved by the Board.

Environmental aspect

- The applicant will strictly comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements stipulated in the latest the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to alleviate adverse environmental impacts and nuisance to the surrounding area.

Public concerns

- The applicant will liaise with the locals and representatives regarding the proposed development so that any potential impacts and concerns



from nearby residents would be solved and addressed by effective communications.

**Previous S.16 Applications**

**Approved Applications**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>
A/DPA/NE-LYT/83	Residential Development with Recreational Facilities	2.2.1996 (on review)
A/NE-LYT/231	Residential Development with Recreational Facilities	12.4.2002
A/NE-LYT/820	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and Associated Filling of Land	26.1.2024 [Revoked on 26.7.2025]

## **Rejected Applications**

<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/NE-LYT/210	Temporary Container Trailer Park for a Period of 3 Years	27.4.2001 (on review)	R1 to R4
A/NE-LYT/230	Temporary Agricultural Trade Wholesale Market for a Period of 2 years	31.5.2002	R2 to R3
A/NE-LYT/546	Proposed Temporary Open Storage of Construction Machinery and Construction Material for a Period of 3 Years	12.9.2014	R4 to R6

## **Rejection Reasons**

- R1. The applied use was not in line with the planning intention of the “Agriculture” (“AGR”) zone which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.
- R2. The applied use was not compatible with the surrounding rural setting, which was characterised by agricultural land interspersed with domestic structures.
- R3. There was insufficient information in the submission to demonstrate that the development would not cause any drainage, environmental, and/or traffic, landscape impacts on the surrounding areas.
- R4. The approval of the application would set an undesirable precedent for other similar applications. The cumulative impacts of approving such similar applications would result in a general degradation of the environment of the area.
- R5. The application was not in line with the planning intentions of the “AGR” and “Residential (Group C)” zones, which were primarily to retain and safeguard good agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes and for low-rise, low-density residential developments respectively. There was no strong planning justification in the submission for a departure from such planning intentions, even on a temporary basis.
- R6. The application did not comply with the then Town Planning Board Guidelines No. 13E in that the proposed use was not compatible with the surrounding land uses which were predominantly rural in character; there were adverse departmental comments on and local objections to the application; and the applicant failed to demonstrate that the development would have no adverse environmental, traffic and landscape impacts on the surrounding area.

**Similar S.16 Applications  
within or straddling “Agriculture” zones in the vicinity of the Application Site  
on the approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/19  
in the Past Five Years**

**Approved Applications**

<b>Application No.</b>	<b>Uses/ Development</b>	<b>Date of Consideration</b>
A/NE-LYT/742 <sup>[1]</sup>	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	5.2.2021
A/NE-LYT/747 <sup>[2]</sup>	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	11.6.2021
A/NE-LYT/777 <sup>[3]</sup>	Temporary Public Vehicle Park (Private Car Only) for a Period of 3 Years	13.1.2023 [Revoked on 13.10.2024]
A/NE-LYT/806	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and Associated Filling of Land	27.10.2023 [Revoked on 27.7.2027]
A/NE-LYT/815 <sup>[1]</sup>	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	26.1.2024
A/NE-LYT/828 <sup>[2]</sup>	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	5.7.2024
A/NE-LYT/837 <sup>[3]</sup>	Temporary Public Vehicle Park (Private Car Only) for a Period of 3 Years	20.12.2024

**Remarks**

<sup>[1]</sup> Applications No. A/NE-LYT/742 & A/NE-LYT/815 are the same site.

<sup>[2]</sup> Applications No. A/NE-LYT/747 & A/NE-LYT/828 are the same site.

<sup>[3]</sup> Applications No. A/NE-LYT/777 & A/NE-LYT/837 are the same site.

### **Rejected Application**

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>	<b>Rejection Reason</b>
A/NE-LYT/795 <sup>[1]</sup>	Proposed Temporary Public Vehicle Park (Private Car Only) for a Period of 3 Years	1.12.2023 (on review)	R1

#### **Remarks**

- <sup>[1]</sup> The site of rejected application no. A/NE-LYT/795 is parts of approved application A/NE-LYT/742 & A/NE-LYT/815).

#### **Rejection Reason:**

- R1 The proposed use was not in line with the planning intention of the “Agriculture” zone which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

,



**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- no objection to the application;
- the application site (the Site) forms part of the Lot 2435 in D.D. 83, which is held under Conditions of Exchange dated 27.4.2022 and restricted to private residential use. The proposed public vehicle park is in breach of the user restriction under Special Condition (SC)(7) and the alienation restriction under SC(17) of the Conditions of Exchange; and
- as part of the Site is being used as a fee-paying public carpark, his office reserves the right to take appropriate enforcement action against any breaches of lease conditions, including the breach(es) already in existence or to be detected at any point of time in future; and
- his advisory comments are provided at **Appendix V**.

**2. Traffic**

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 provided at **Appendix V**.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

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

**4. Landscape**

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

- no adverse comment on the application from landscape planning perspective, considering that no significant landscape resources are identified within the Site;
- based on the aerial photo of 2023, the Site is located in an area of rural inland plains landscape character comprising residential development, village houses/demostic structures, active/fallow farmland, workshops and unused land covered with tree groups or vegetated area. With reference to the site taken on 23.6.2025, the Site is currently occupied by parking of vehicles; and

- her advisory comments are provided at **Appendix V**.

**5. 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 provided at **Appendix V**.

**6. 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 provided at **Appendix V**.

**7. Other Departments**

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

- (a) Director of Fire Services (D of FS);
- (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) prior planning permission should have been obtained before commencing the proposed/applied use at the Site;
- (c) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (d) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
  - (i) the Site forms part of the Lot 2435 in D.D. 83, which is held under Conditions of Exchange dated 27.4.2022 and restricted to private residential use. The proposed public vehicle park is in breach of the user restriction under Special Condition (SC)(7) and the alienation restriction under SC(17) of the Conditions of Exchange; and
  - (ii) the applicant is required to submit a Short Term Wavier (“STW”) application to his office for processing. There is no guarantee that the STW application will eventually be approved by his office. If the STW application is approved, it will be subject to such terms and conditions as may be imposed by his office and payments of waiver fee and administrative fee; and
  - (iii) the applicant shall comply with all requirements imposed by relevant departments when carrying out filling of land. No Government land shall be disturbed unless with prior approval;
- (e) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should adopt good site practice to avoid adverse impact to existing nullah during construction and operation of the proposed use;
- (f) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
  - (i) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - (ii) the applicant should take adequate precautionary measures to avoid damaging roads, street furniture, drainage and slopes etc. maintained by his office. Damage caused to roads, street furniture, drainage and slopes etc. maintained by his office shall be repaired to his satisfaction at the applicant’s own costs;
- (g) to note the comments of the Director of Environmental Protection (DEP) that the applicant should comply with all environmental protection/pollution ordinances, and follow requirements of the latest ‘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;

- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the Site is within an area where connection to existing public sewerage network is available in the vicinity. EPD should be consulted regarding the sewage treatment/disposal facilities for the proposed use;
  - (ii) the applicant should be advised that all the proposed works should not disturb, interfere with or cause damage to existing drainage facilities, and all the proposed works in the vicinity of existing drainage facilities should not create any adverse drainage impacts, both during and after construction;
  - (iii) the applicant shall be required to place all the proposed works at least 3m away from the top of the banks of the nullah and outermost surfaces of box culvert within/adjoining the Site to ensure DSD's free and unrestricted access at all times for construction, repairs and maintenance works to the drainage facilities (**Plan A-2**); and
  - (iv) no land filling on the Site shall be allowed until the flood mitigation measures have been implemented to her satisfaction;
- (i) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that Site is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering Study for NTN New Town and Man Kam To (the P&E Study). The preliminary development proposal for NTN New Town was released in December 2024. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, please be reminded that subject to the land use planning in the P&E Study, the application, if approved, may need to be vacated for the site formation works;
- (j) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works; and
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) site formation works are building works under the control of the Buildings Ordinance (BO). Before the proposed filling of land is to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBWs). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed site formation in accordance with BO;
  - (ii) if the existing structure (not being a New Territories Exempted House) is erected on leased land without the approval of BA, they are UBWs under BO and should not be designated for any proposed use under the application; and
  - (iii) 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 UBW on the application site under BO.

致 城市規劃委員會秘書  
香港北角渣華道 333 號  
北角政府合署 15 樓  
傳真：2877 0245 / 2522 8426  
E-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

敬啟者：

有關的規劃申請編號 A/NE-LYT/851  
反對申請作臨時公眾停車場

反對原因如下

1. 上述標題其申請之地點，其地段為農場，而漁農護理署會作出反對，香港可耕種土地已不多，絕對不可以為了收費停車場，而去改變土地用途。
2. 於 3 年前城規會已批准了一個停車場，該規劃申請的停車位超過城規批出的 60 個車位數量，至今已多次收到北區規劃署的警告，但沒有任何改善，相反變本加厲，完全不理會政府的告示警告。現時又在同一申請地段作擴大經營面積，不禁令人懷疑是否默許其這樣的經營模式，縱容或無視法紀的人士。或是申請人已收到有關人士的支持。
3. 停車場會產生大量油污，附近有幾十萬尺的農地會受污染，影響生態環境，如批准成功將會直接影響周圍一帶的農地及其農作物。
4. 另外皇后山路的出入交通道路及路口，經常車多繁忙，容易發生交通意外。最近 2025 年 5 月份發生了一宗嚴重致命交通意外。
5. 上述申請不但直接影響了該區的民生，市民生命財產亦受到影響，懇請貴署關注有關申請事項帶來的後果，明白及了解實際情況所需，避免意外發生。
6. 本會堅決反對該申請，因上述標題的規劃申請對市民帶來影響，有危險性存在。

此致  
城市規劃委員會



北區區議員/上水區鄉事委員會主席  
侯志強 謹啟

日期：2025 年 6 月 24 日





**新界沙頭角區鄉事委員會**  
Sha Tau Kok District Rural Committee, NT



2

致 城市規劃委員會秘書

香港北角渣華道 333 號

北角政府合署 15 樓

傳真：2877 0245 / 2522 8426

E-mail: tpbpd@pland.gov.hk

敬啟者：

有關的規劃申請編號：A/NE-LYT/851 反對申請作臨時公眾停車場，原因：

- 1) 以上申請地段為農場，而且漁農護理署一定堅決反對，香港可耕地已不多，絕不能為了無關痛癢收費停車場，而去改變用途。
- 2) 在此申請前，上址城規已在 3 年前批准了一個停車場，申請人將城規原 批出 60 個車位，而上址停車位超過批出數量，多次被北區規劃署警告， 但沒有改善，反而變本加厲，視政府無物。現又在上址擴大經營面 積， 貴署是否默許其這樣經營模式，縱容這些無視法紀的人士。本會得 知申請人背後有勢力人士支持。
- 3) 停車場會產生大量油污，在上址附近有几十萬尺農地，如批准成功將會 直接影響周圍農地及其農作物。
- 4) 另外皇后山路口因已車多繁忙，在上月更發生了一宗嚴重交通意外，導 致他人死亡。
- 5) 上述申請直接影響民生及市民生命財產，本會會耗盡能力堅決反對，不 容這停車場存全，如貴署一意孤行，本會一定會嚴厲以待。

新界沙頭角區鄉事委員會主席

北區區議員 李冠洪 MH



謹上

2025 年 6 月 26 日

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

3

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**From:** [REDACTED]  
**Sent:** 2025-06-27 星期五 14:40:35  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 有關擬議臨時公眾停車場及相關填土工程(申請編號：A/NE-LYT/851)  
**Attachment:** A\_NE-LYT\_851\_S16\_CommentForm .docx

致城市規劃委員會秘書：

您好，收悉有關擬議臨時公眾停車場及相關填土工程(申請編號：A/NE-LYT/851)，現附上回條，謝謝。

周天意議員辦事處  
[REDACTED]

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/851**

**意見詳情** (如有需要，請另頁說明)

**Details of the Comment** (use separate sheet if necessary)

對於本次規劃，本辦事處持反對意見。

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

簽署 Signature  日期 Date 2025 年 6 月 27 日

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**From:** [REDACTED]  
**Sent:** 2025-07-06 星期日 03:04:50  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/NE-LYT/851 DD 83 Lung Ma Road, Queen's Hill, Fanling

A/NE-LYT/851

Lots 948 RP (Part), 949, 950, 951 (Part), 952 (Part) and 2435 (Part) in D.D. 83, Lung Ma Road, Queen's Hill, Fanling

Site area: About 21,233m<sup>2</sup>

Zoning: "Agriculture" and "Res (Group C)"

Applied Use: 283 Vehicle Parking / **Filling of Land**

Dear TPB Members,

**Strongest Objections.** Part of the site was already approved under 820 for a parking lot on 26 Jan 2024 but conditions have not been fulfilled.

According to the applicant there is great demand for parking spaces in the district.

If this is the case then it is clear that the traffic impact assessments attached to the various recent development close by under reported the impact of the population intake. TPB members have been deceived into erroneously approving the plans. This is an indication of malfeasance on the part of the departments and consultants responsible for the related TIAs..

There is also the question why folk with declared income low enough to justify subsidized housing can afford to run so many cars.

Then there is the issue of inefficient land use. More than 70sq.mts per vehicle? This is larger than the footprint of a NET House.

No mention of EV charging provision or any type of stacked parking to better utilize precious land resources.

Filling in 21,000sq.mts with concrete when there are predictions of ever-increasing levels of rainfall and potential for flooding is unacceptable. This at a time of reports of extensive flooding over the border and multiple incidents of flash floods all over the world.

The area has a history of attempts to gain approval for brownfield use. Filling in the land under the pretext of providing parking facilities is one of the most abused entry points.

The application should be rejected.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Date:** Thursday, 4 January 2024 2:30 AM HKT  
**Subject:** A/NE-LYT/820 DD 83 Leung Yuk Tau

A/NE-LYT/820

Lot 2435 in D.D. 83, Leung Yuk Tau, Fanling

Site area :About 2,051m<sup>2</sup>

Zoning : "Agriculture" and "Res (Group C)"

Applied Use: 60 Vehicle Parking / Filling of Land

Dear TPB Members,

669 was withdrawn. However what was no doubt the intended operation, vehicle parking, continued. Was any enforcement action taken for unapproved use?

As someone who has already paid annual tax bill, one has to wonder if these unapproved applications are being assessed. Hopefully in the spirit of an integrated government apparatus that Lands is communicating with Inland Revenue on vehicle parking operations.

Members should question PlanD with regard to provision of those services, fire, drainage, etc, normally associated with parking lots.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** "tpbpd" <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Sent:** Thursday, June 28, 2018 2:45:49 AM  
**Subject:** A/NE-LYT/669 DD 83 Lung Ma Road BBQ

A/NE-LYT/669

Lots 926 (Part) and 943 (Part) in D.D. 83, Lung Ma Road, Fanling

Site area :About 1,485 m<sup>2</sup>

Zoning : "Agriculture" and "Res (Group C)"

Applied Use : BBQ Site / 19 Vehicle Parking

Dear TPB Members,

This is application 636 with an additional parking lot. At 27 October 2017 minutes:

PlanD) had reservation on the application as clearance of vegetation had been taken place prior to applying planning permission and considered that the approval of the



application would set an undesirable precedent encouraging similar development to encroach onto the "Agriculture" ("AGR") zone resulting in further degradation of landscape character in the area.

As the parking lot is not adjoining the BBQ site then it can be presumed to be an inappropriate use of a site zoned for residential use.

Previous objections also upheld.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Monday, September 25, 2017 1:34:23 AM  
**Subject:** A/NE-LYT/636 DD 83 Lung Ma Road BBQ

A/NE-LYT/636  
Lot 926 (Part) in D.D. 83, Lung Ma Road, Fanling  
Site area : About 528 m<sup>2</sup>  
Zoning : "Agriculture"  
Applied Use : BBQ Site

Dear TPB Members,

The application mentions a number of existing structures and latrine, but there is no history of approval of use of site for the purpose of hosting BBQs. One can assume that there has been unauthorized land use for many years.

The development is not in line with the planning intention of the "AGR" zone which is primarily to retain and safeguard good quality agricultural land/farm for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

No strong planning justification had been given in the submission for a departure from the planning intention, even on a temporary basis. The term latrine is a cause for concern as it indicates possible seepage of toxins into the land.

TPB should reject this application as it is either a ploy to legitimize an already illegal use or to convert farmland into brownfield site. Public opinion is most negative with regard to both the proliferation of brownfield sites and the widespread evidence of unapproved land use..

Mary Mulvihill

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

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**From:**

**Sent:**

**To:**

**Subject:**

2025-07-06 星期日 22:57:52

tpbpd/PLAND <tpbpd@pland.gov.hk>

Comments on the Application no. : A/NE-LYT/851

5

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

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

ANE-LYT/851

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

見附件

「提意見人」姓名/名稱 Name of person/company making this comment WAN Kam Kin Dily's

簽署 Signature

Dily's Wan

日期 Date

6.7.2025

## 附件

規劃申請編號：A/NE-LYT/851

新界粉嶺皇后山龍馬路丈量約份第 83 約地段第 948 號餘段(部份)、第 949 號、第 950 號、第 951 號(部份)、第 952 號(部份)及第 2435 號(部份)~

申請用途：擬議臨時公眾停車場(貨櫃車除外)及相關填土工程(為期 3 年)

在上址經營停車場本應是好事，因為可以改善皇后山車位不足的情況。但是龍馬路是一條雙線行車路，每日交通頻繁，人來人往，好不熱鬧。倘若在上址經營大型停車場，會增添路面的危險性。相信政府部門都知道龍馬路一帶有極嚴重的非法泊車，如大型貨櫃車及物流車整日佔據避車處及路邊，明顯地阻礙駕駛者及行人視線，使到大家出入也得步步為營。一旦路面有交通事故發生，恐怕造成交通癱瘓。

本人提議如下：

- (1) 在上址停車場增添一些大型車位數目，可減少非法泊車的情況出現，路面會安全些（目前要靠村民不時報警，警方抄牌才有阻嚇作用）；
- (2) 由於停車場旁邊是自提點，每日有不少客人取貨，人車爭路的情況不時出現。希望可以在停車場出入口增設燈位或安全島，方便行人過路；及
- (3) 日常龍馬路的交通頻繁，倘若所有車輛也從龍馬路出入停車場，相信這段路會不勝負荷，塞車情況不難發生。有見及此，申請人可否在黑牌仔方向增設一個出入口以舒緩道路擠塞的情況，以及為道路使用者的安全做多一步呢？

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

p. 1/5 6 to 7

**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/851**

**意見詳情 (如有需要，請另頁說明)**

**Details of the Comment (use separate sheet if necessary)**

請看附頁反對資料

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

簽署 Signature



日期 Date

7-7-2025



敬啟者：

貴處檔號：TPB/A/NE-LYT-851

新界粉嶺皇后山龍馬路丈量約份第 83 約地段第 948 號餘段(部分)、第 949 號、第 950 號、第 951 號(部分)、第 952 號(部分)及第 2435(部分)  
擬議臨時公眾停車場(貨櫃車除外)及相關填土工程(為期 3 年)  
(申請編號：A/NE-LYT/851)

本會接獲該區村民求助及反映不滿意見，本會及村民 **堅決反對** 上述標題停車場申請，原因如下：

- 1) 上述申請地段為農場，而且漁農護理署一定堅決反對，香港可耕地已不多，絕無理由因加設更多的私營收費停車場，而去改變土地用途。
- 2) 在該申請前，上址已在 3 年前獲城規批出一個 60 個車位的停車場，據知現時經營中的停車場停泊車位都超過批出的數量(現時每日停泊車輛約 250-300 架車)，曾多次被北區規劃署警告，但沒有改善，反而變本加厲，視政府無物。現又在上址 **擴大經營** 面積，不禁令人懷疑是否默許其這樣的經營模式，縱容這些人士無視法紀，或是申請者背後獲得有權力的人士支持。
- 3) 現時皇后山公屋應有足夠的停車場提供給住戶，若再加設私營停車場，再引入其他不同地區車輛停泊及往來上址，將來情況只會導致沙頭角公路軍地段塞車問題更嚴重，不但未改善現時塞車情況，相反是加重了沙頭角公路的交通負荷。
- 4) 另外皇后山路口因已車多繁忙，在今年 5 月份更發生了一宗嚴重交通意外，導致他人死亡。
- 5) 上址現已有一個營業中的停車場，除了非法佔用部分政府土地外，更僭建了一座鐵橋供停車場車輛出入，原因是停車場不是一幅平地，中間被一條大坑分隔，所以僭建一座鐵橋貫通兩邊車輛出入，非常危險又帶來噪音問題。
- 6) 在上址申請地段，先破壞後建設，以違反了申請條例，在未申請前已開始填泥及除樹及已是停車場，比申請面積還大。

P 3/5

- 7) 停車場經常會產生大量氣車油污，流向周邊幾十萬尺農地，更會直接影響周圍農地及其農作物。
- 8) 上址申請地段因欠缺排水排污設備，經常水浸，特別每當落大雨後，積水上升，雨水污水流向周邊村民家裏，導致財物損失慘重。
- 9) 上址申請地段出入口非常危險，危及單車人士及行人生命安全，因停車場出入口正是單車徑及行人路，十分容易造成交通傷亡意外。
- 10) 停車場周邊的村民投訴空氣質素甚差，由於停車場地面鋪滿瀝青(蠟青)，經常發出又臭又有害的異味，絕對影響民生，危及健康。
- 11) 上述標題之申請直接影響該區的民生，滋擾村民及市民生命財產亦受威脅，懇請 貴署關注反對聲音，理解村民憂慮，審慎處理。

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 敬上  
(李國鳳)



2025 年 7 月 7 日

敬啟者：

貴處檔號：TPB/A/NE-LYT-851

新界粉嶺皇后山龍馬路丈量約份第 83 約地段第 948 號餘段(部分)、第 949 號、第 950 號、第 951 號(部分)、第 952 號(部分)及第 2435(部分)  
擬議臨時公眾停車場(貨櫃車除外)及相關填土工程(為期 3 年)  
(申請編號：A/NE-LYT/851)

本會接獲該區村民求助及反映不滿意見，本會及村民 **堅決反對** 上述標題停車場申請，原因如下：

- 1) 上述申請地段為農場，而且漁農護理署一定堅決反對，香港可耕地已不多，絕無理由因加設更多的私營收費停車場，而去改變土地用途。
- 2) 在該申請前，上址已在 3 年前獲城規批出一個 60 個車位的停車場，據知現時經營中的停車場停泊車位都超過批出的數量(現時每日停泊車輛約 250-300 架車)，曾多次被北區規劃署警告，但沒有改善，反而變本加厲，視政府無物。現又在上址 擴大經營 面積，不禁令人懷疑是否默許其這樣的經營模式，縱容這些人士無視法紀，或是申請者背後獲得有權力的人士支持。
- 3) 現時皇后山公屋應有足夠的停車場提供給住戶，若再加設私營停車場，再引入其他不同地區車輛停泊及往來上址，將來情況只會導致沙頭角公路軍地段塞車問題更嚴重，不但未改善現時塞車情況，相反是加重了沙頭角公路的交通負荷。
- 4) 另外皇后山路口因已車多繁忙，在今年 5 月份更發生了一宗嚴重交通意外，導致他人死亡。
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P-5/5

- 7) 停車場經常會產生大量氣車油污，流向周邊幾十萬尺農地，更會直接影響周圍農地及其農作物。
- 8) 上址申請地段因欠缺排水排污設備，經常水浸，特別每當落大雨後，積水上升，雨水污水流向周邊村民家裏，導致財物損失慘重。
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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 敬上  
(劉永安)



2025年7月7日

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

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**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/851

意見詳情 (如有需要，請另頁說明)

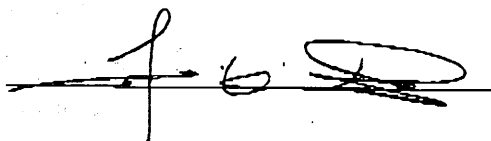
Details of the Comment (use separate sheet if necessary)

請見附件

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

新記鎮唐沛榮英成

簽署 Signature



日期 Date

8/7/2025



致 城市規劃委員會秘書  
香港北角渣華道 333 號  
北角政府合署 15 樓  
傳真: 2877 0245 / 2522 8426  
E-mail: tpbpd@pland.gov.hk

敬啟者:

**有關的規劃申請編號: A/NE-LYT/851**

反對申請作臨時公眾停車場的理由有以下幾點:

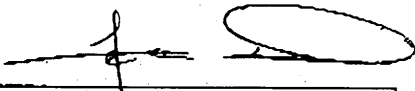
1. 環境與生態破壞

- 1.1 該申請地段現為農場，因為香港可耕地已不斷減少，不能隨便更改其用途，變作謀利的收費停車場。
- 1.2 水泥或瀝青鋪面會吸熱，導致周邊溫度上升，尤其在城市中可能惡化極端高溫問題。
- 1.3 停車場會產生大量油污，污染附近幾十萬尺農地及其農作物。

2. 新增停車場可能誘發更多私家車使用，反而加劇周邊道路擠塞，違背「減少私人運輸工具」的交通政策。

3. 臨時停車場位置偏遠，使用率低，興建與維護成本並不符效益，浪費公帑。

4. 大量車輛進出會增加廢氣、噪音，影響居民生活質素。



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龍山分區委員會 主席  
葉奕成 MH 謹上  
2025 年 7 月 8 日

致 城市規劃委員會秘書  
香港北角渣華道 333 號  
北角政府合署 15 樓  
傳真：2877 0245 / 2522 8426  
E-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

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貴處檔號：TPB/A/NE-LYT-851

P. 1/2

敬啟者：

新界粉嶺皇后山龍馬路丈量約份第 83 約地段第 948 號餘段(部分)、第 949 號、第 950 號、第 951 號(部分)、第 952 號(部分)及第 2435(部分)  
擬議臨時公眾停車場(貨櫃車除外)及相關填土工程(為期 3 年)  
(申請編號：A/NE-LYT/851)

我們(村代表) **堅決反對** 上述標題停車場申請，原因如下：

- 1) 上述申請地段為農場，而且漁農護理署一定堅決反對，香港可耕地已不多，絕無理由因加設更多的私營收費停車場，而去改變土地用途。
- 2) 在該申請前，上址已在 3 年前獲城規批出一個 60 個車位的停車場，據知現時經營中的停車場停泊車位都超過批出的數量(現時每日停泊車輛約 250-300 架車)，曾多次被北區規劃署警告，但沒有改善，反而變本加厲，視政府無物。現又在上址 擴大經營 面積，不禁令人懷疑是否默許其這樣的經營模式，縱容這些人士無視法紀，或是申請者背後獲得有權力的人士支持。
- 3) 上址現經營中的停車場每月收入過百萬，稅局多次查驗，但亦無視稅局。現在正申請 擴大經營 面積，收入加倍，每年利益超過千多萬，一定有更加多有勢力有背景人士加入，令粉嶺區內產生更多社會問題，如在去年十月，上址已發生了一宗嚴重扑爛車窗及淋潑紅油的刑事毀壞案，此事直接影響周邊村民生命財產，所有絕對不需要這停車場的存全，更極力反對擴大經營。
- 4) 現時皇后山公屋應有足夠的停車場提供給住戶，若再加設私營停車場，再引入其他不同地區車輛停泊及往來上址，將來情況只會導致沙頭角公路單地段塞車問題更嚴重，不但未改善現時塞車情況，相反是加重了沙頭角公路的交通負荷。
- 5) 另外皇后山路口因已車多繁忙，在今年 5 月份更發生了一宗嚴重交通意外，導致他人死亡。
- 6) 上址現已有一個營業中的停車場，除了非法佔用部分政府土地外，更僭建了一座鐵橋供停車場車輛出入，原因是停車場不是一幅平地，中間被一條大坑分隔，所以僭建一座鐵橋貫通兩邊車輛出入，非常危險又帶來噪音問題。

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- 7) 在上址申請地段，先破壞後建設，以違反了申請條例，在未申請前已開始填泥及除樹及已是停車場，比申請面積還大。
- 8) 停車場經常會產生大量氣車油污，流向周邊幾十萬尺農地，更會直接影響周圍農地及其農作物。
- 9) 上址申請地段因欠缺排水排污設備，經常水浸，特別每當落大雨後，積水上升，雨水污水流向周邊村民家裏，導致財物損失慘重。
- 10) 上址申請地段出入口非常危險，危及單車人士及行人生命安全，因停車場出入口正是單車徑及行人路，十分容易造成交通傷亡意外。
- 11) 停車場周邊的村民投訴空氣質素甚差，由於停車場地面鋪滿瀝青(蠟青)，經常發出又臭又有害的異味，絕對影響民生，危及健康。
- 12) 上述標題之申請直接影響該區的民生，滋擾村民及市民生命財產亦受威脅，懇請 貴署關注反對聲音，理解村民憂慮，審慎處理。
- 13) 以下是我們(村代表)簽名反對上述標停車場之申請，煩請記錄。

此致  
規劃署沙田、大埔  
及北區規劃專員

粉嶺區鄉事委員會各村村代表簽署：

歐陽鳳珍	劉有興	李振邦	蔡子聰
彭華英	蔡堅明	葉水生	陳貴興
楊漢東	羅伯芬	劉華文	李玉興
陳貴福	邱為鈞	李觀清	沈澤全
李展強	關君來	朱明璋	何展文
	鄧國維	李官義	彭文漢

2025年7月8日

致 城市規劃委員會秘書  
香港北角渣華道 333 號  
北角政府合署 15 樓  
傳真：2877 0245 / 2522 8426  
E-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

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檔號：TPB/A/NE-LYT-851

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敬啟者：

新界粉嶺皇后山龍馬路丈量約份第 83 約地段第 948 號餘段(部分)、第 949 號、第 950 號、第 951 號(部分)、第 952 號(部分)及第 2435(部分)  
擬議臨時公眾停車場(貨櫃車除外)及相關填土工程(為期 3 年)  
(申請編號：A/NE-LYT/851)

(粉嶺)本區居民 **堅決反對** 上述標題停車場申請，原因如下：

- 1) 上述申請地段為農場，而且漁農護理署一定堅決反對，香港可耕地已不多，絕無理由因加設更多的私營收費停車場，而去改變土地用途。
- 2) 在該申請前，上址已在 3 年前獲城規批出一個 60 個車位的停車場，據知現時經營中的停車場停泊車位都超過批出的數量(現時每日停泊車輛約 250-300 架車)，曾多次被北區規劃署警告，但沒有改善，反而變本加厲，視政府無物。現又在上址 **擴大經營** 面積，不禁令人懷疑是否默許其這樣的經營模式，縱容這些人士無視法紀，或是申請者背後獲得有權力的人士支持。
- 3) 上址現經營中的停車場每月收入過百萬，稅局多次查驗，但亦無視稅局。現在正申請 **擴大經營** 面積，收入加倍，每年利益超過千多萬，一定有更加多有勢力有背景人士加入，令粉嶺區內產生更多社會問題，如在去年十月，上址已發生了一宗嚴重扑爛車窗及淋潑紅油的刑事毀壞案，此事直接影響周邊村民生命財產，所有絕對不需要這停車場的存全，更極力反對擴大經營。
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- 5) 另外皇后山路口因已車多繁忙，在今年 5 月份更發生了一宗嚴重交通意外，導致他人死亡。
- 6) 上址現已有一個營業中的停車場，除了非法佔用部分政府土地外，更僭建了一座鐵橋供停車場車輛出入，原因是停車場不是一幅平地，中間被一條大坑分隔，所以僭建一座鐵橋貫通兩邊車輛出入，非常危險又帶來噪音問題。

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- 7) 在上址申請地段，先破壞後建設，以違反了申請條例，在未申請前已開始填泥及除樹及已是停車場，比申請面積還大。
- 8) 停車場經常會產生大量氣車油污，流向周邊幾十萬尺農地，更會直接影響周圍農地及其農作物。
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- 11) 停車場周邊的居民投訴空氣質素甚差，由於停車場地面鋪滿瀝青(蠟青)，經常發出又臭又有害的異味，絕對影響民生，危及健康。
- 12) 上述標題之申請直接影響本區的民生，滋擾居民及市民生命財產亦受威脅，懇請 貴署關注來自各方的反對聲音，理解居民們的憂慮，審慎處理。
- 13) 附頁是(粉嶺)本區居民簽名反對上述標停車場之申請，煩請記錄。

↑  
(共4頁)

此致  
城市規劃委員會/  
規劃署沙田、大埔  
及北區規劃專員

2025年7月8日

(粉嶺)本區居民簽名反對上述標題停車場之申請

簽名	簽名	簽名
李光興	李陸新	雷巧琳
李國壽	葉嘉雯	李玲結
李國文	李新芬	張永興
李國常	金霞	顧美
李開民	羅家傑	江瑩瑩
李國霖	吳志文	張志洪
高萍	李培麗	Raymond Y.
陳國基	李國圓	張雪松
鄧振宇	李遠耀	陳文
李麗文	鄧振健	房春來
何漢	王文潔	泥輝
李慶鴻	何廣榮	李國健
何東成	HO KWOK MING	李國偉



貴處檔號: TPB/A/NE-LYT-851

(粉嶺)本區居民簽名反對上述標題停車場之申請

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簽名	簽名	簽名
鍾澤怡	鍾劍華	黃昌權
鍾潔輝	鍾劍雲	黃嘉欣
廖鳳玲	鍾劍青	鍾沛榮
鍾潔輝	鍾劍松	蔡學賢
鄭鎮藍	廖大根	蔡馮怡
鄭子偉	廖大詳	蔡德明
謝麗棋	廖大	蔡嘉貞
張永成	溫映清	陳俊傑
張永成	廖偉賢	溫梓俊
張駿軒	廖浩明	陳芊實
張凱桐	葉程誠	馬大煥
甘霞	陳梓明	張兆斌
楊貴嬌	李子鍾	馮智英

貴處檔號: TPB/A/NE-LYT-851

(粉嶺)本區居民簽名反對上述標題停車場之申請

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簽名	簽名	簽名
陳一明	馬家怡	吳偉怡
楊梓豪	王強	林展輝
張志明	鄧永強	梁偉山
王軍	梁志昌	陸永
李家威	張志成	張加輝
梁小燕	何永	胡永江
周家恩	林家強	何有
羅志賢	曾劍福	古中育
伍世文	張勇	何國強
陳加明	許明子	梁明安
李劍恒	朱強	韓俊成
周健中	楊永德	文秋下
王俊奎	黃永成	張永康

(粉嶺)本區居民簽名反對上述標題停車場之申請

簽名	簽名	簽名
何家豪	丘復明	呂明德
李雲	余震軒	陳峰
李軒	羅澤霖	馮偉雄
李柏為	何樂言	陳子健
盧志忠	徐子雲	邱雪梅
梁樹恩	黃晉榮	何雅麗
譚志怡	宋祖輝	吳志文
梁俊賢	周潤鋒	梁德威
黃高錫	馬浩文	李廣權
周順祥	張海晴	
王子健	唐靖瑜	
吳明	聶家銘	
李培基	盧曉峰	