

This document is received on 20 OCT 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

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

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

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 / 866
	Date Received 收到日期	20 OCT 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)

Ms. Lee Yuet Sum 李月心

Mr. Wong Kwok Cheong Ricky 黃國昌

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot No. 1021 (Part) in D.D. 83, Hak Pai Tsai Tsuen Lung Yeuk Tau, Fanling
(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 335 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) NA sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Lung Yeuk Tau & Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture
(f) Current use(s) 現時用途	Private car parking places by local residents (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”^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (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”^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。
- ☐ 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)”[#].
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」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of “current land owner(s)”[#].
已取得 名「現行土地擁有人」[#]的同意。

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

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

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

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

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

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

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於_____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Private Car Park (Private Cars Only) 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
(c) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積 335sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 NAsq.m <input type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 NA Proposed domestic floor area 擬議住用樓面面積 NAsq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 NAsq.m <input type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 NAsq.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) NA	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 Private Car Parking Spaces 私家車車位 10 Motorcycle Parking Spaces 電單車車位 NA Light Goods Vehicle Parking Spaces 輕型貨車泊車位 NA Medium Goods Vehicle Parking Spaces 中型貨車泊車位 NA Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 NA Others (Please Specify) 其他 (請列明) NA	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 NA Coach Spaces 旅遊巴車位 NA Light Goods Vehicle Spaces 輕型貨車車位 NA Medium Goods Vehicle Spaces 中型貨車車位 NA Heavy Goods Vehicle Spaces 重型貨車車位 NA Others (Please Specify) 其他 (請列明) NA	

Proposed operating hours 擬議營運時間 24 hours			
(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)) <u>Village road to Sha Tau Kok Road - Lung Yeuk Tau</u>	
	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 type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" 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 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> 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) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	.
(e) Approval conditions 附帶條件	<div style="margin-bottom: 10px;"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： </div> <div style="margin-bottom: 10px;"> _____ _____ _____ </div> <div style="margin-bottom: 10px;"> Reason(s) for non-compliance: 仍未履行的原因： </div> <div style="margin-bottom: 10px;"> _____ _____ _____ </div> <div style="margin-bottom: 10px;"> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div>
(f) Renewal period sought 要求的續期期間	<div style="margin-bottom: 10px;"> <input type="checkbox"/> year(s) 年 </div> <div> <input type="checkbox"/> month(s) 個月 </div>

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

1. We are local residents living in Hak Pai Tsai Tsuen over 40 years, applying for
planning permission under section 16 of the Town Planning Ordinance.....
2. The application site is entirely within the agriculture zone ("AGR") on Lung Yeuk Tau
 & Kwan Tei South Outline Zoning Plan S/NE-LYT/19.
3. Car parking places are limited in Hak Pai Tsai Tsuen. The car park does not open for
public but only for local residents. It is opened for 24 hours in a day and 365 days
including public holiday days in a year. It is also only for private cars with a valid
motor vehicle licence.....
4. The car park does not affect drainage and environment, and has no landscape impact.
5. The village road of about 4.5 m wide is located immediately at west of the site.....
providing the existing vehicular access to Sha Tau Kok Road - Lung Yeuk Tau.

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

李月心 黃國昌

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

李月心 黃國昌

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

6 OCTOBER 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。)

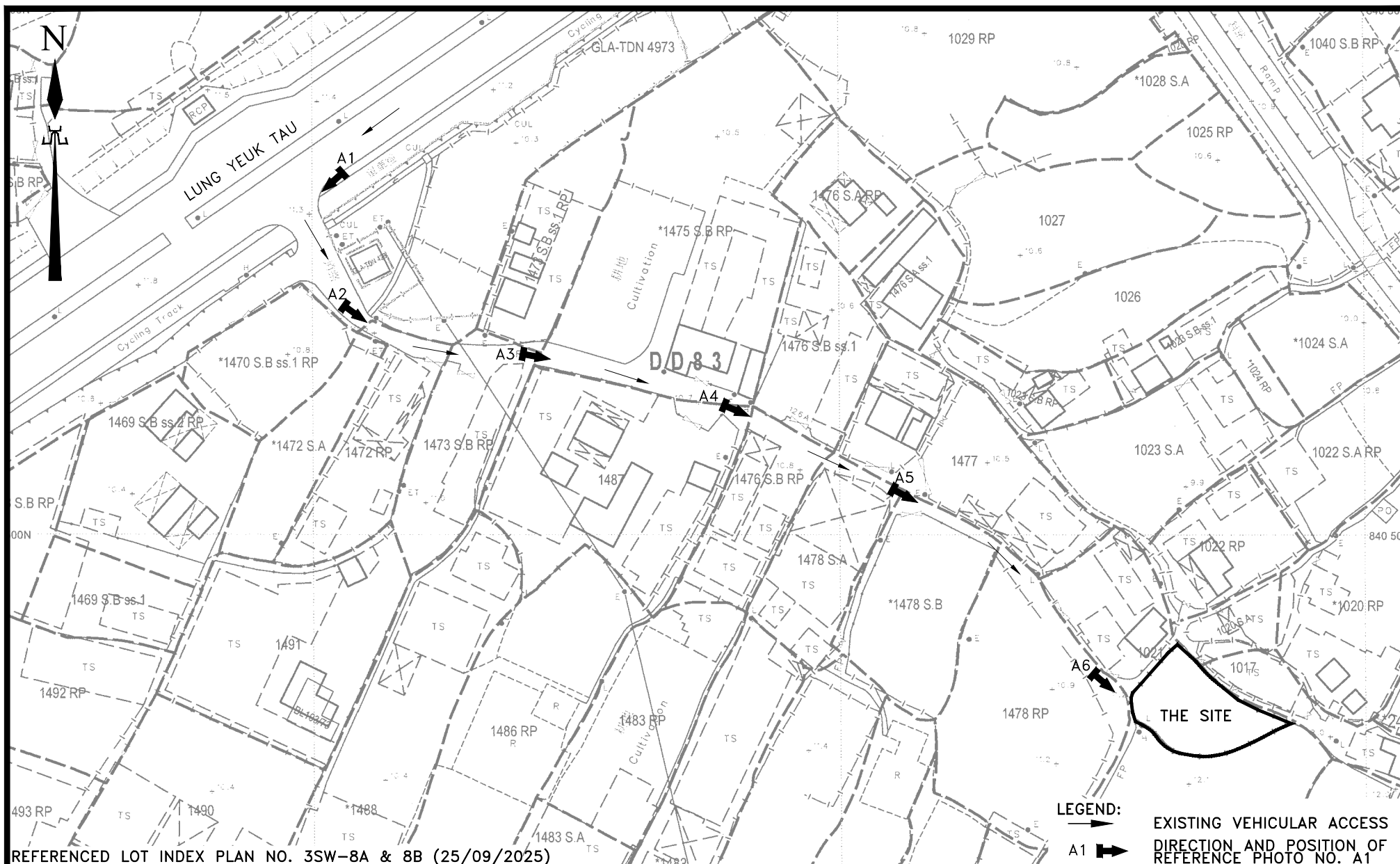
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot No. 1021 (Part) in D.D. 83, Hak Pai Tsai Tsuen, Lung Yeuk Tau, Fanling.
Site area 地盤面積	335 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Lung Yeuk Tau & Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19
Zoning 地帶	Agriculture
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	Temporary Private Car Park (Private Cars Only)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	sq.m 平方米 NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Plot Ratio 地積比率 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	NA	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA <input type="checkbox"/> (Not more than 不多於) m 米	
		NA <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	NA <input type="checkbox"/> (Not more than 不多於) m 米	
		NA <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	NA <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) _____ _____		10 10 NA NA NA NA NA
	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) _____ _____		NA

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
<u>Plans and Drawings 圖則及繪圖</u>		
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>1:1000 site plan and photos showing the existing vehicular access to San Tau Kok Road - Lung Yeuk Tau.</u>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
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。



HENG FAI CONSULTING LIMITED

恒輝專業顧問有限公司

UNIT 1, 7/F, METROPOLE SQUARE, 2 ON YIU STREET, SHEK MUN, SHATIN, NEW TERRITORIES

PROJECT: TEMPORARY CAR PARK (PRIVATE CARS ONLY) ON LOT NO. 1021 (PART)
IN D.D. 83, HAK PAI TSAI TSUEN, LUNG YEUK TAU, FANLING, N.T.

TITLE : SITE PLAN

DWG. NO. : 25/08/T01

SCALE : 1 : 1000

DATE : 06/10/2025

**TEMPORARY PRIVATE CAR PARK (PRIVATE CARS ONLY)
ON LOT NO. 1021 (PART) IN D.D. 83, HAK PAI TSAI TSUEN,
LUNG YEUK TAU, FANLING, N.T.**

RECORD PHOTOGRAPHS

Date Taken :

2 October 2025

Photo Ref. :

As-Shown



Photo No. A1

General view of the existing vehicular access connecting to Sha Tau Kok Road – Lung Yeuk Tau (looking southwest)



Photo No. A2

General view of the existing vehicular access (looking southeast)

**TEMPORARY PRIVATE CAR PARK (PRIVATE CARS ONLY)
ON LOT NO. 1021 (PART) IN D.D. 83, HAK PAI TSAI TSUEN,
LUNG YEUK TAU, FANLING, N.T.**

RECORD PHOTOGRAPHS

Date Taken :

2 October 2025

Photo Ref. :

As-Shown



Photo No. A3

General view of the
existing vehicular
access (looking
southeast)



Photo No. A4

General view of
the existing
vehicular access
(looking southeast)

**TEMPORARY PRIVATE CAR PARK (PRIVATE CARS ONLY)
ON LOT NO. 1021 (PART) IN D.D. 83, HAK PAI TSAI TSUEN,
LUNG YEUK TAU, FANLING, N.T.**

RECORD PHOTOGRAPHS

Date Taken :

2 October 2025

Photo Ref. :

As-Shown



Photo No. A5

General view of the
existing vehicular
access (looking
southeast)



Photo No. A6

General view of the
site and the
ingress/egress
(looking southeast)

Existing boundary
fence

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

Audrey Hiu Tung SOO/PLAND

寄件者: Heng Fai HFCL
寄件日期: 2025年10月23日星期四 11:39
收件者: Audrey Hiu Tung SOO/PLAND
主旨: Application for Temporary Private Car Park (Private Cars Only) and Associated Filling of Land for a Period of 3Years on Lot No. 1021 (Part) in D.D. 83, Hak Pai Tsai Tsuen, Lung Yeuk Tau,Fanling
附件: 251023 E Revised page 5, 6 & 10.pdf

Dear Madam,

Referring to the tele-conversation this morning, we are pleased to furnish you with the following documents for your perusal and further action.

i) Revised page nos. 5, 6 & 10 of the application form

Regards,
The Applicants :
Lee Yuet Sum
Wong Kwok Cheong Ricky

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

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

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

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

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

Temporary Private Car Park (Private Cars Only) 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☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 335sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 NAsq.m ☐ About 約

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

Proposed domestic floor area 擬議住用樓面面積 NAsq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 NAsq.m ☐ About 約Proposed gross floor area 擬議總樓面面積 NAsq.m ☐ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

NA

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 10

Motorcycle Parking Spaces 電單車車位 NA

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 NA

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 NA

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 NA

Others (Please Specify) 其他 (請列明) NA

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位 NA

Coach Spaces 旅遊巴車位 NA

Light Goods Vehicle Spaces 輕型貨車車位 NA

Medium Goods Vehicle Spaces 中型貨車車位 NA

Heavy Goods Vehicle Spaces 重型貨車車位 NA

Others (Please Specify) 其他 (請列明) NA

Proposed operating hours 擬議營運時間 24 hours a day, Monday to Sunday, including public holiday			
(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)) <u>Village road to Sha Tau Kok Road - Lung Yeuk Tau</u>	
	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 335 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.15 m 米 <input checked="" 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"/>

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot No. 1021 (Part) in D.D. 83, Hak Pai Tsai Tsuen, Lung Yeuk Tau, Fanling.
Site area 地盤面積	335 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Lung Yeuk Tau & Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19
Zoning 地帶	Agriculture
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	Temporary Private Car Park (Private Cars Only) and Associated Filling of Land for a period of 3 years

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

Audrey Hiu Tung SOO/PLAND

寄件者: Heng Fai HFCL
寄件日期: 2025年12月16日星期二 16:09
收件者: TPB Submission/PLAND; Audrey Hiu Tung SOO/PLAND
主旨: Application No. A/NE-LYT/866 - Temporary Private Vehicle Park (Private Cars Only) and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone at Lot 1021 (Part) in D.D. 83, Hak Pai Tsai Tsuen, Lung Yeuk Tau, Fanling - Responses to Comment...
附件: 251207 Respond EPD comment.pdf; 251207 Respond PD comment.pdf; 251207 Respond TD comment.pdf; 251208 Respond TD comment.pdf
類別: Internet Email

Dear Sir/Madam,

We are pleased to attach our letters responding to comments from Environmental Protection Department and Planning Department together with our letters and updated Site Plan (Dwg. No. : 25/08/T01A1, Date : 08/12/2025) and Layout Plan (Dwg. Nos. : 25/08/T02A1 to T02A4, Date : 08/12/2025) responding to comments from Transport Department.

Please note that this email supersedes our previous email dated 15 December 2025.

Regards,
LEE Yuet Sum
WONG Kwok Cheong Ricky
The Applicants

本人檔號：25/08/L02
貴處檔號：TPB/A/NE-LYT/866

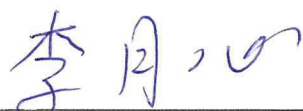
香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

城市規劃委員啟：

新界粉嶺黑排仔村

D.D. 83，Lot No. 1021 號地段(部份)，申請臨時私人停車場(只供私家車)
回覆環保署於 2025 年 11 月 27 日提出的意見

本人等為上述地段作為臨時私人停車場(只供私家車)的申請人，本人等現向 貴署確認填土物料為普通瀝青皮。


李月心


黃國昌

本人檔號 : 25/08/L01
貴處檔號 : TPB/A/NE-LYT/866

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

城市規劃委員啟：

新界粉嶺黑排仔村
D.D. 83，Lot No. 1021 號地段(部份)，申請臨時私人停車場(只供私家車)
回覆規劃署於 2025 年 11 月 27 日提出的意見

本人等為上述地段作為臨時私人停車場(只供私家車)的申請人，本人等現向 貴署確認停車場不會進行車房及車輛工場工作包括車輛拆卸，保養，維修，機械清洗及噴油等。



李月心



黃國昌

本人檔號 : 25/08/L03
貴處檔號 : TPB/A/NE-LYT/866

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

城市規劃委員啟：

新界粉嶺黑排仔村

**D.D. 83，Lot No. 1021 號地段(部份)，申請臨時私人停車場(只供私家車)
回覆運輸署於 2025 年 11 月 27 日提出的意見**

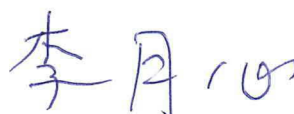
本人等為上述地段作為臨時私人停車場(只供私家車)的申請人，本人曾於 2025 年 12 月 4 日致電與運輸署工程師林道麟先生查詢及了解運輸署的意見，現在以書面回覆運輸署的 6 點意見如下：

1. 臨時私人停車場是僅供村民使用，並不對外開放，平日村民都是使用公共交通工具早出晚歸，只有假日常會使用私家車作休閒活動或回村探望長輩，故此我們相信此停車場不會影響沙頭角公路的交通高峰流量；
2. 臨時私人停車場是經過村內的消防通道連接至沙頭角公路，請參閱相片 A1 顯示消防通道連接沙頭角公路的現況(請見之前已入城規會的相片)，此路口位置應可符合運輸署的路徑分析(Swept Path Analysis)要求；車位 P1，P8，P9 及 P10 的路徑分析亦以紅色線補充在停車場位置圖(Dwg. No. : 25/08/T02A Date : 08/12/2025)；
3. 臨時私人停車場並不設電車充電設施；
4. 告示牌“請留意車輛出入”會設置在停車場出入口；
5. 本人等知道及明白 其他政府部門會對臨時私人停車場連接沙頭角公路的現有村路會有意見；
6. 本人等知道及明白 貴署對臨時私人停車場可能仍有其他意見。

敬希審批，謝謝。



黃國昌



李月心

本人檔號 : 25/08/L04
貴處檔號 : TPB/A/NE-LYT/866

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

城市規劃委員啟：

新界粉嶺黑排仔村

D.D. 83，Lot No. 1021 號地段(部份)，申請臨時私人停車場(只供私家車)
回覆運輸署於 2025 年 12 月 8 日提出的意見

本人等為上述地段作為臨時私人停車場(只供私家車)的申請人，本人現以書面回覆運輸署的 2 點意見如下：

1. 預期車輛於高峰期出入停車場數量如下：

平日(星期一至星期六)，早上 7:00 - 8:00，3 輛私家車駛出停車場

平日(星期一至星期六)，下午 6:00 - 8:00，3 輛私家車駛入停車場

星期日及公眾假期，中午 12:00 至晚上 10:00，10 輛私家車駛入及駛出停車場

2. 現有村路/消防通道連接沙頭角公路的路徑分析(Swept Path Analysis)已補充在停車場位置圖(Dwg. No. : 25/08/T01A Date : 08/12/2025)。

敬希審批，謝謝。



黃國昌



李月心

**TEMPORARY PRIVATE CAR PARK (PRIVATE CARS ONLY)
ON LOT NO. 1021 (PART) IN D.D. 83, HAK PAI TSAI TSUEN,
LUNG YEUK TAU, FANLING, N.T.**

RECORD PHOTOGRAPHS

Date Taken :

2 October 2025

Photo Ref. :

As-Shown



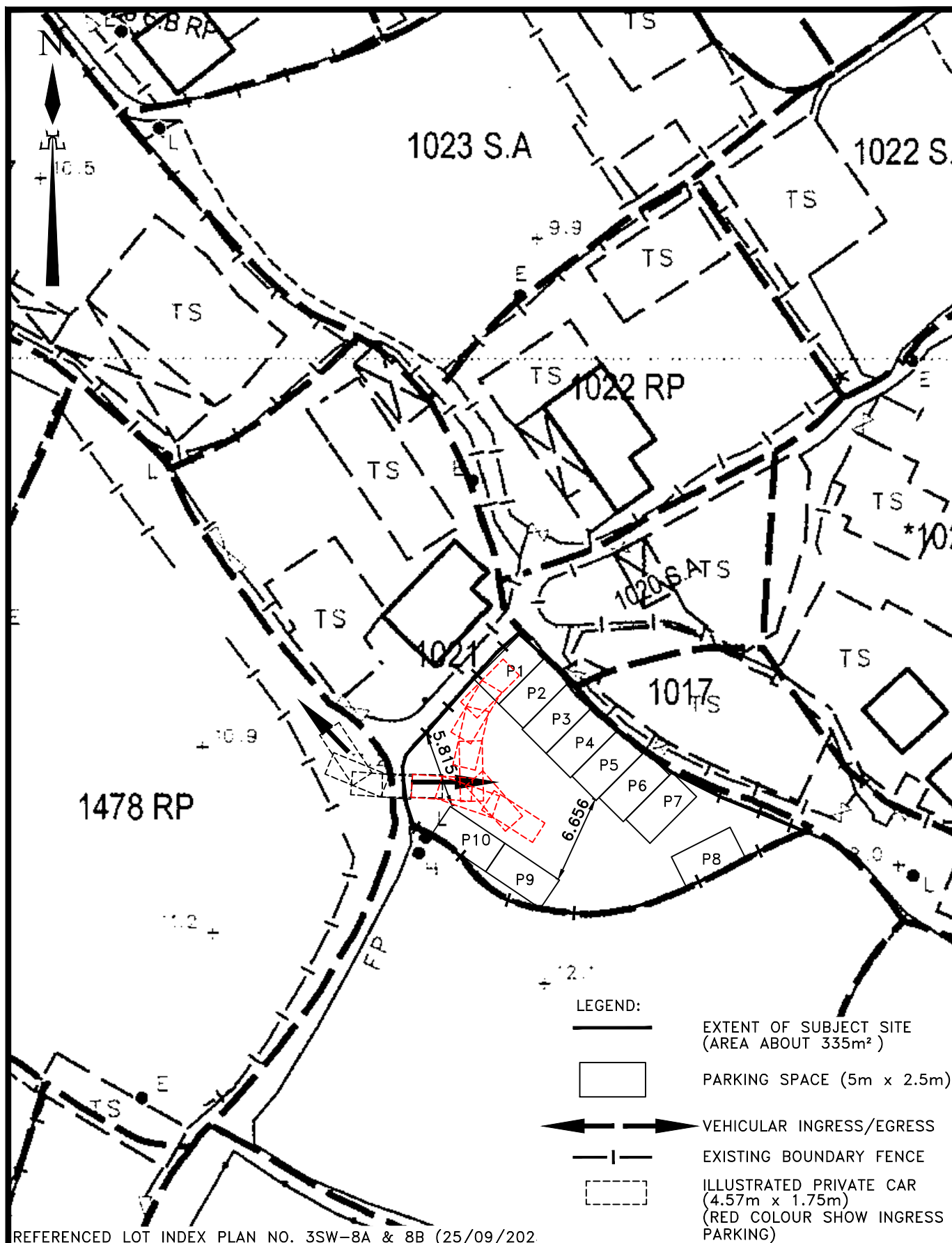
Photo No. A1

General view of the existing vehicular access connecting to Sha Tau Kok Road – Lung Yeuk Tau (looking southwest)



Photo No. A2

General view of the existing vehicular access (looking southeast)



HENG FAI CONSULTING LIMITED
恒輝專業顧問有限公司

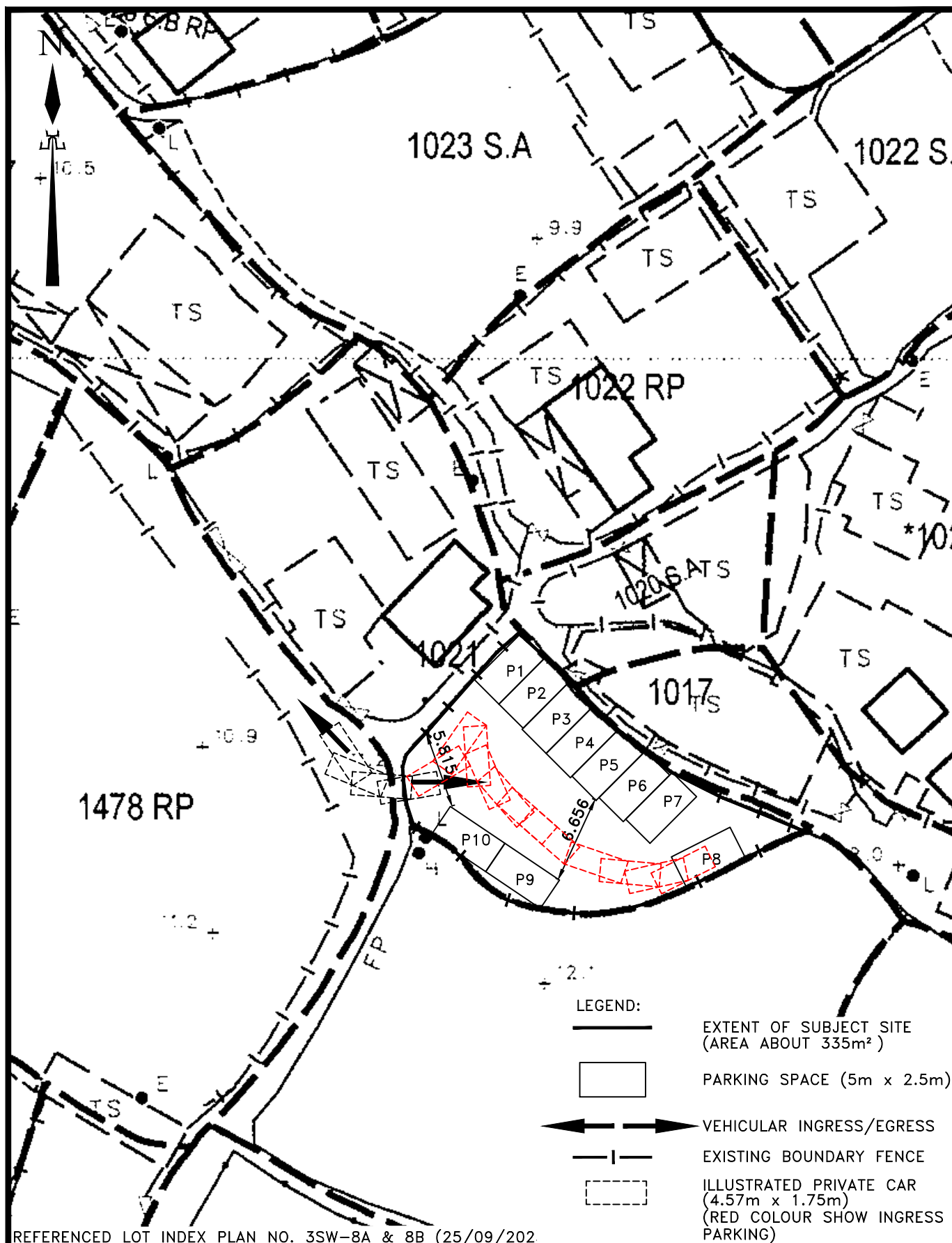
PROJECT: TEMPORARY PRIVATE VEHICLE PARK (PRIVATE CARS ONLY)
ON LOT NO. 1021 (PART) IN D.D. 83,
HAK PAI TSAI TSUEN, LUNG YEUK TAU, FANLING, N.T.

TITLE : LAYOUT PLAN

DWG. NO. : 25/08/T02A1

SCALE : 1 : 400

DATE : 08/12/2025



REFERENCED LOT INDEX PLAN NO. 3SW-8A & 8B (25/09/202

HENG FAI CONSULTING LIMITED 恒輝專業顧問有限公司

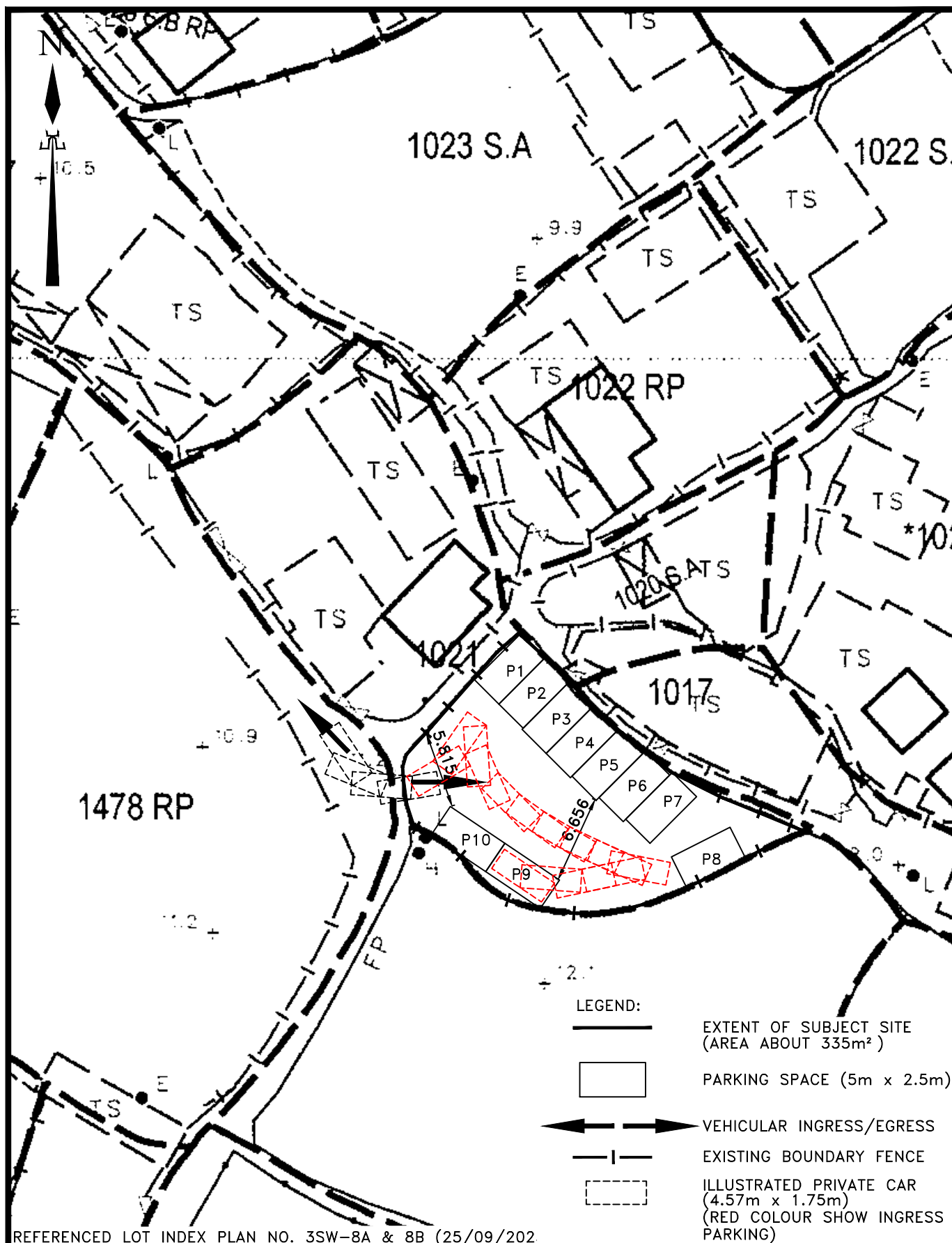
PROJECT: TEMPORARY PRIVATE VEHICLE PARK (PRIVATE CARS ONLY)
ON LOT NO. 1021 (PART) IN D.D. 83,
HAK PAI TSAI TSUEN, LUNG YEUK TAU, FANLING, N.T.

TITLE : LAYOUT PLAN

DWG. NO. : 25/08/T02A2

SCALE : 1 : 400

DATE : 08/12/2025



HENG FAI CONSULTING LIMITED
恒輝專業顧問有限公司

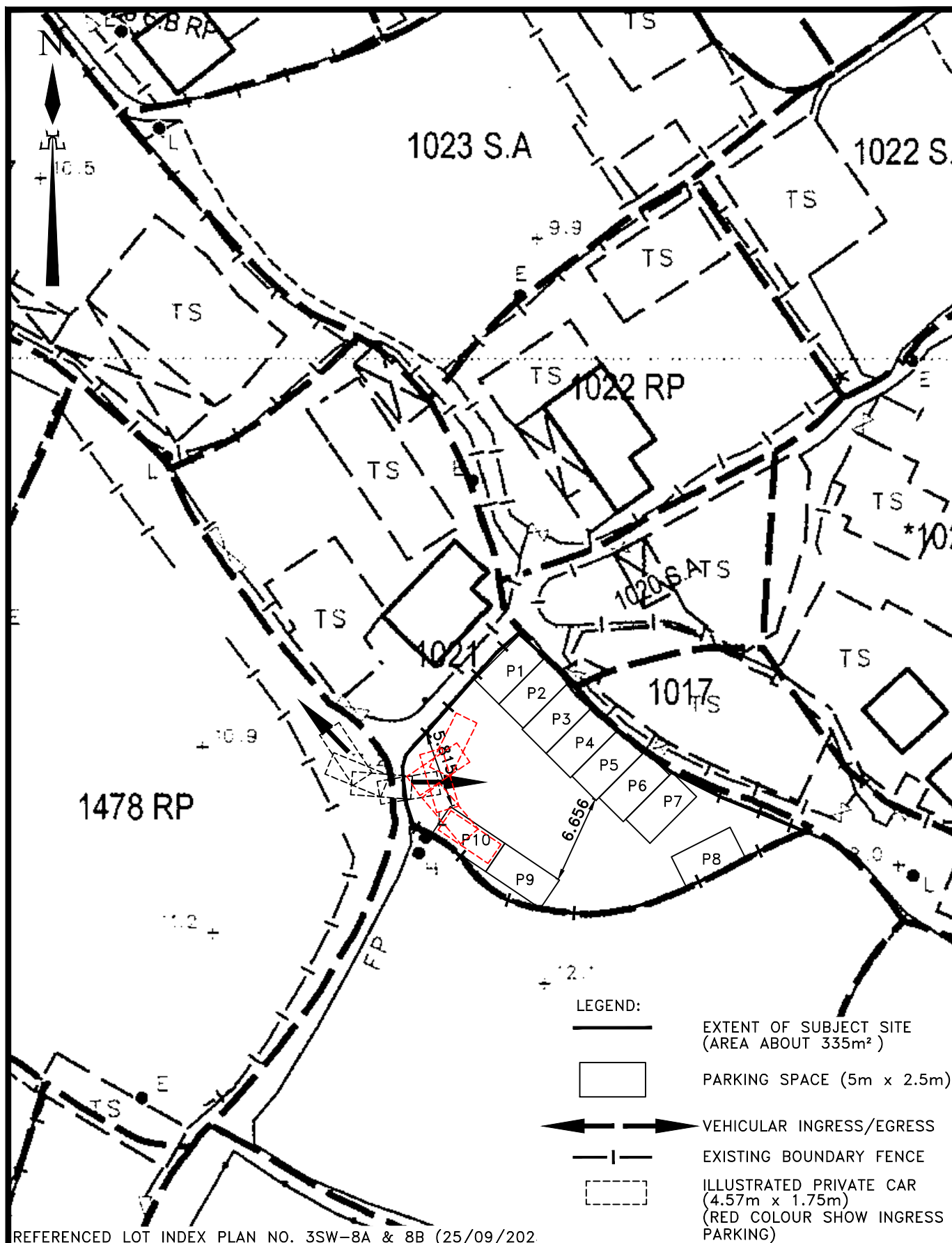
PROJECT: TEMPORARY PRIVATE VEHICLE PARK (PRIVATE CARS ONLY)
ON LOT NO. 1021 (PART) IN D.D. 83,
HAK PAI TSAI TSUEN, LUNG YEUK TAU, FANLING, N.T.

TITLE : LAYOUT PLAN

DWG. NO. : 25/08/T02A3

SCALE : 1 : 400

DATE : 08/12/2025



HENG FAI CONSULTING LIMITED
恒輝專業顧問有限公司

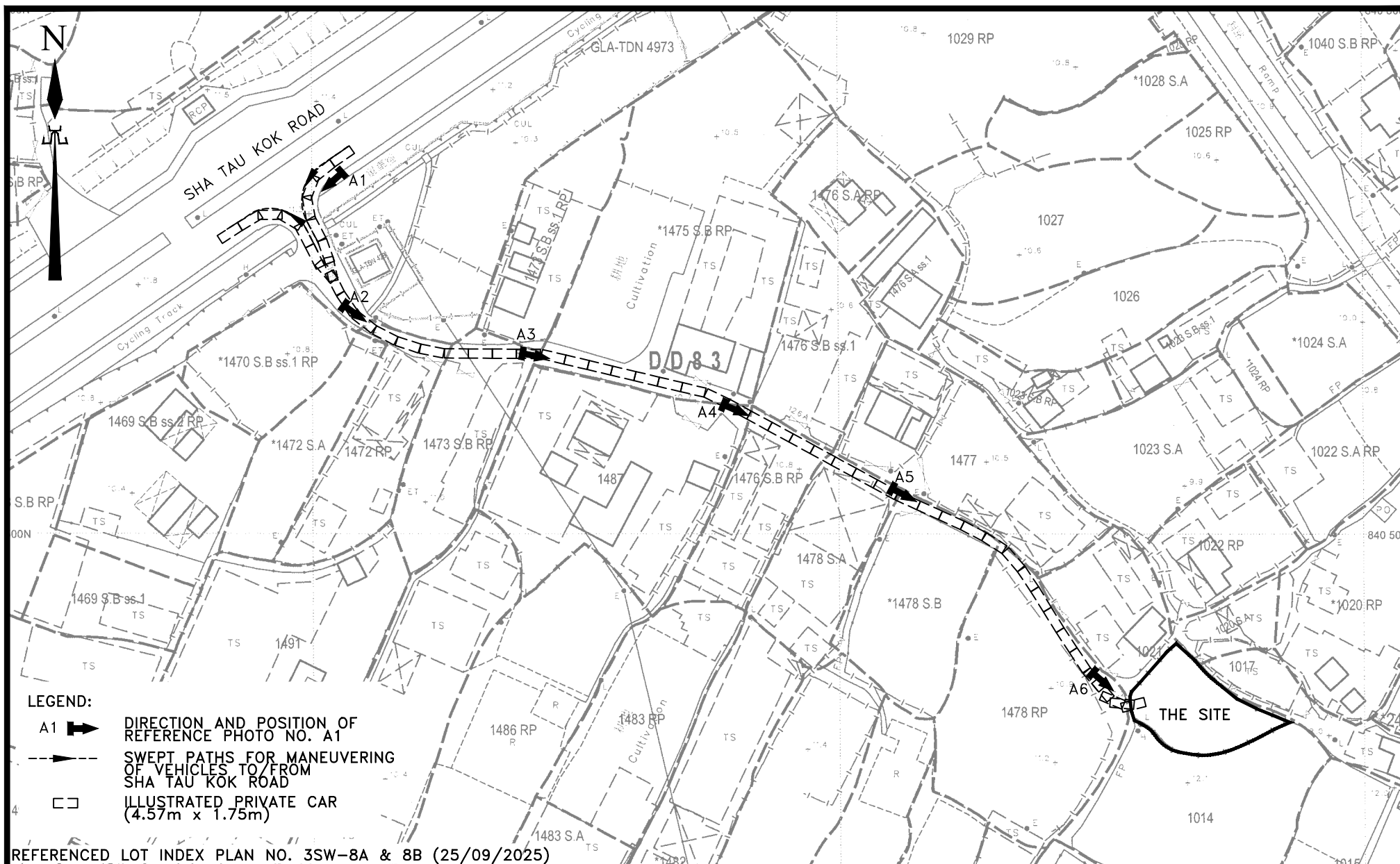
PROJECT: TEMPORARY PRIVATE VEHICLE PARK (PRIVATE CARS ONLY)
ON LOT NO. 1021 (PART) IN D.D. 83,
HAK PAI TSAI TSUEN, LUNG YEUK TAU, FANLING, N.T.

TITLE : LAYOUT PLAN

DWG. NO. : 25/08/T02A4

SCALE : 1 : 400

DATE : 08/12/2025



HENG FAI CONSULTING LIMITED
恒輝專業顧問有限公司

PROJECT: TEMPORARY PRIVATE VEHICLE PARK (PRIVATE CARS ONLY)
ON LOT NO. 1021 (PART) IN D.D. 83,
HAK PAI TSAI TSUEN, LUNG YEUK TAU, FANLING, N.T.

TITLE : SITE PLAN

DWG. NO. : 25/08/T01A

SCALE : 1 : 1000

DATE : 15/12/2025

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

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/NE-LYT/742 ^[1]	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	5.2.2021
A/NE-LYT/747 ^[2]	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 ^[3]	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 27.7.2025]
A/NE-LYT/815 ^[1]	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	26.1.2024
A/NE-LYT/820 ^[4]	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]
A/NE-LYT/828 ^[2]	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	5.7.2024
A/NE-LYT/837 ^[3]	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	20.12.2024
A/NE-LYT/851 ^[4]	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land for a Period of 3 Years	1.8.2025

Remarks

^[1] Applications No. A/NE-LYT/742 and A/NE-LYT/815 cover the same site.

^[2] Applications No. A/NE-LYT/747 and A/NE-LYT/828 cover the same site.

^[3] Applications No. A/NE-LYT/777 and A/NE-LYT/837 cover the same site.

^[4] Application No. A/NE-LYT/851 covers part of the site of Application No. A/NE-LYT/820.

Rejected Application

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

Remarks

- ^[1] The site of rejected Application No. A/NE-LYT/795 is parts of approved Applications No. A/NE-LYT/742 and 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 to justify 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 comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land is granted to the Site;
- it is noted that no structure is proposed in the planning application, but there are structures on the application lot not covered by the planning application. The lot owners/applicants should advise whether any toleration has been given by competent authority to these structures as and when necessary. His office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
- part of the application lot, not covered by the planning application, is covered by Letter of Approval (LoA) No. 3645 for erection of temporary structure. His office reserves the rights to take enforcement action for any irregularities and cancel the LoA as appropriate;
- the proposed vehicular access is required to pass through other private lots, the applicants shall make their own arrangement; and
- his advisory comments are at **Appendix IV**.

2. Traffic

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

- no objection to the application from traffic engineering perspective; and
- her advisory comments are at **Appendix IV**.

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

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

3. Environment

Comments of the Director of Environmental Protection (DEP):

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

4. **Drainage**

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

- no objection to the application from public drainage perspective;
- should the application be approved, approval conditions should be included to request the applicants to submit and implement a drainage proposal for the Site to ensure that the applied use will not cause adverse drainage impact on the adjacent area, and implemented drainage facilities at the Site shall be maintained at all times during the planning approval period; and
- her advisory comments are at **Appendix IV**.

5. **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;
- the Site is located in an area of rural landscape character comprising village houses/domestic structures, vacant/unused land, tree groups or vegetated areas and active/fallow agricultural land. The applied use is not incompatible with the surrounding environments;
- based on the site photo taken on 28.10.2025, the Site is generally hard-paved with no significant landscape resources (**Plans A-3 and A-4**). Significant adverse landscape impact arising from the applied use is not anticipated; and
- her advisory comments are at **Appendix IV**.

6. **Water Supplies**

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

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

7. **Building Matters**

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

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

8. Other Departments

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

- (a) Director of Fire Services (D of FS);
- (b) District Officer (North), Home Affairs Department (DO(N), HAD);
- (c) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- (d) Director of Electrical & Mechanical Services (DEMS); and
- (e) Commissioner of Police (C of P).

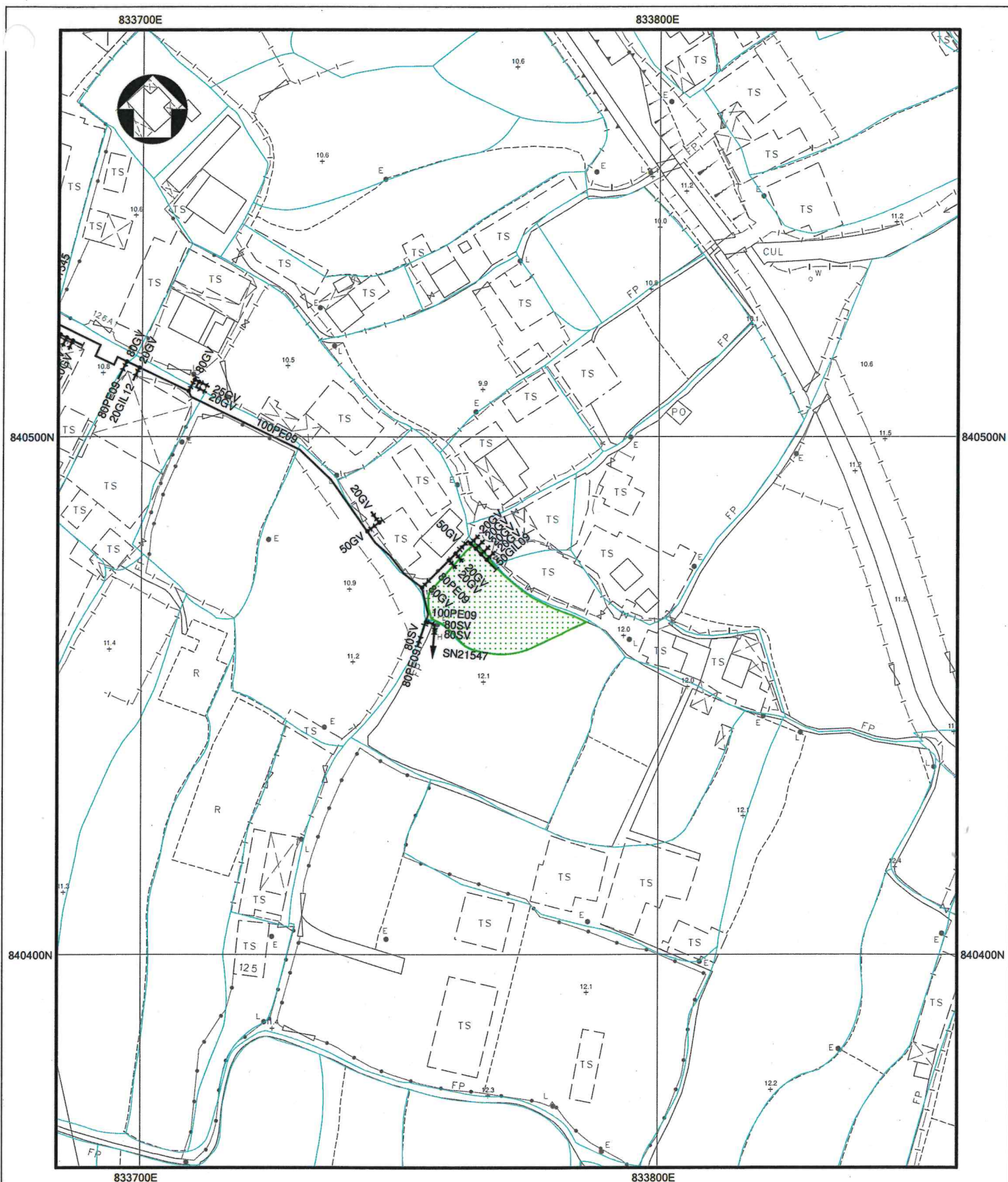
Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government Land (GL) is granted to the Site;
 - (ii) there are structures on the application lot outside the Site. The lot owners/applicant should advise whether any toleration has been given by competent authority to these structures as and when necessary. His office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
 - (iii) part of the application lot outside the Site is covered by Letter of Approval (LoA) No. 3645 for erection of temporary structure. His office reserves the rights to take enforcement action for any irregularities and cancel the LoA as appropriate;
 - (iv) the proposed vehicular access is required to pass through other private lots, the applicants shall make their own arrangement; and
 - (v) the applicants should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval;
- (d) to note the comments of the Commissioner for Transport (C for T) that the vehicular access between the Site and Sha Tau Kok Road – Lung Yeuk Tau is not managed by the Transport Department (TD). The applicants should seek comment from the responsible party;
- (e) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and the nearby public roads; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public road and drains;
- (f) to note the comments of the Director of Environmental Protection (DEP) that the applicants shall observe the requirements of the revised “Code of Practice on Handling Environmental Aspects of Temporary Uses & Open Storage Sites” to avoid causing nuisance to the surroundings and implement relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts
(https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html) during land filling;

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

- the applicants and the successive lot owner(s) should allow connections from the adjacent lots to the completed drainage works on GL when so required; and
 - photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The viewing point of each photo should also be indicated on a plan;
- (h) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- (i) the existing water mains inside the Site as shown in the Fresh Water Mains Record Plan (**Attachment**) may be affected. The applicants are required to either divert or protect the water mains found on-site;
 - (ii) if diversion is required, existing water mains within the Site are needed to be diverted outside the Site to lie in GL. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicants; and they shall submit all the relevant proposal to WSD for consideration and agreement before the works commence; and
 - (iii) if diversion is not required, the following conditions shall apply:
 - existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed;
 - details of site formation works shall be submitted to the Director of Water Supplies (D of WS) for approval prior to commencement of works;
 - no structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of WSD or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of D of WS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
 - no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; and
 - tree planting may be prohibited in the event that D of WS considers that there is any likelihood of damage being caused to water mains;
- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and compensatory/new tree planting. The applicants are reminded to seek approval for any proposed tree works from relevant department(s) prior to commencement of the works; and

- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that 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 should be obtained, otherwise they are unauthorized building works. An Authorized Person should be appointed as the co-ordinator for the proposed site formation in accordance with BO.



- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
 2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
 3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY. WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED.
 4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS SEE SKETCH NO. 3988.
 5. NO EXISTING SALT WATER MAINS IN THE VICINITY OF THE SITE.
 6. NO PROPOSED WATER MAINS IN THE VICINITY OF THE SITE.
 7. NO EXISTING WSD CABLE IN THE VICINITY OF THE SITE.
 8. NO PROPOSED WSD CABLE IN THE VICINITY OF THE SITE.
 9. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS.
 10. NO WSD LAND ALLOCATION / WWR WITHIN THE SITE AREA.
 11. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE.

SUBJECT SITE

PRIVATE LOT
BOUNDARY
(FOR REF. ONLY)

PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

W67880/3-SW-8A & 8B

FILE REF: (14) IN WSD/M/SP 3051/439/152S/05 PT.1

REF. CODE: 44W25M

SHEET 1 OF 1

SCALE 1:1000



水務署
Water Supplies Department

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

1

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年11月11日星期二 16:43
收件者: tpbpd/PLAND
主旨: s16_A_NE-LYT_866 20251111 WWF
附件: s16_A_NE-LYT_866 20251111 WWF.pdf
類別: Internet Email

Dear Sir/Madame,

Attached please find our submission regarding the planning application s16_A_NE-LYT_866.

Thank you for your attention.

Yours faithfully,
Mr. Tobi Lau
Senior Manager, HK Biodiversity and Conservation Policy
WWF-Hong Kong

Registered Name 註冊名稱: World Wide Fund For Nature Hong Kong 世界自然(香港)基金會 (Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司). This email (including any attachments) is intended for the use of the designated recipient(s) only, which may contain confidential, non-public, proprietary information, and/or be protected by the attorney-client or other privilege. Any unauthorized reading, distribution, copying, or other use of this communication is strictly prohibited and may be unlawful. Receipt by anyone other than the intended recipient(s) should not be deemed a waiver of any privilege or protection. If you are not the intended recipient or believe you have received this email in error, please notify the sender immediately and delete this email from your computer system. This email and any attachments are checked for viruses and other malicious software ("malware"). However, the sender does not warrant, represent, or guarantee in any way that this communication is free from malware or potentially damaging defects. The sender disclaims all liability for any errors, omissions, or damages arising out of or in connection with the use or reliance on the information contained in this email.



世界自然基金會
香港分會

WWF-Hong Kong

11 Nov 2025

Town Planning Board
15/F North Point Government Offices
333 Java Road
North Point
Hong Kong
(Email: tpbpd@pland.gov.hk)

By E-mail ONLY

Dear Board Members,

**RE: Proposed Temporary Private Vehicle Park (Private Cars Only) and Associated
Filling of Land for a Period of 3 Years in the "Agriculture" in Lung Yeuk Tau
A/NE-LYT/866**

Suspected unauthorised development

According to the aerial images retrieved from Google Earth and photo provided by the Applicant in the application, the project site has been likely using as a car park since Feb 2023 (Figures 1 and 2). In this case, we suspect a "destroy first, develop later" approach has been adopted by destroying the arable land and changing the land use into a vehicle park (Figure 3) at the subject site before obtaining town planning approval.

The Town Planning Board has announced approaches to deter "destroy first, develop later" activities, as stated in a press release in 2011¹, "the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned". We urge the Town Planning Board to reject the application to prevent legitimizing actions to destroy the environment in pursuit of application approval.

We would be grateful if our comment could be considered by the Town Planning Board and the captioned proposal rejected.

¹ TPB Press Release. Available at:
<https://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

together possible™

Kind regards,

T. Lau

Mr. Tobi Lau

Senior Manager, HK Biodiversity and Conservation Policy

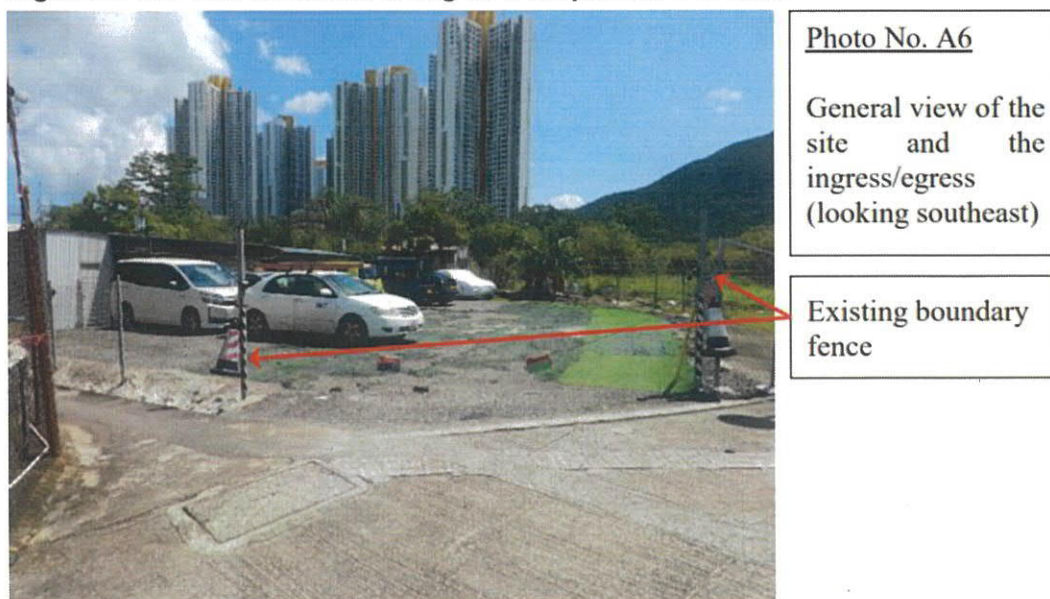
WWF Hong Kong

Figure 1. Aerial photos showing the entire project site has been using as a carpark with site formation since 2023



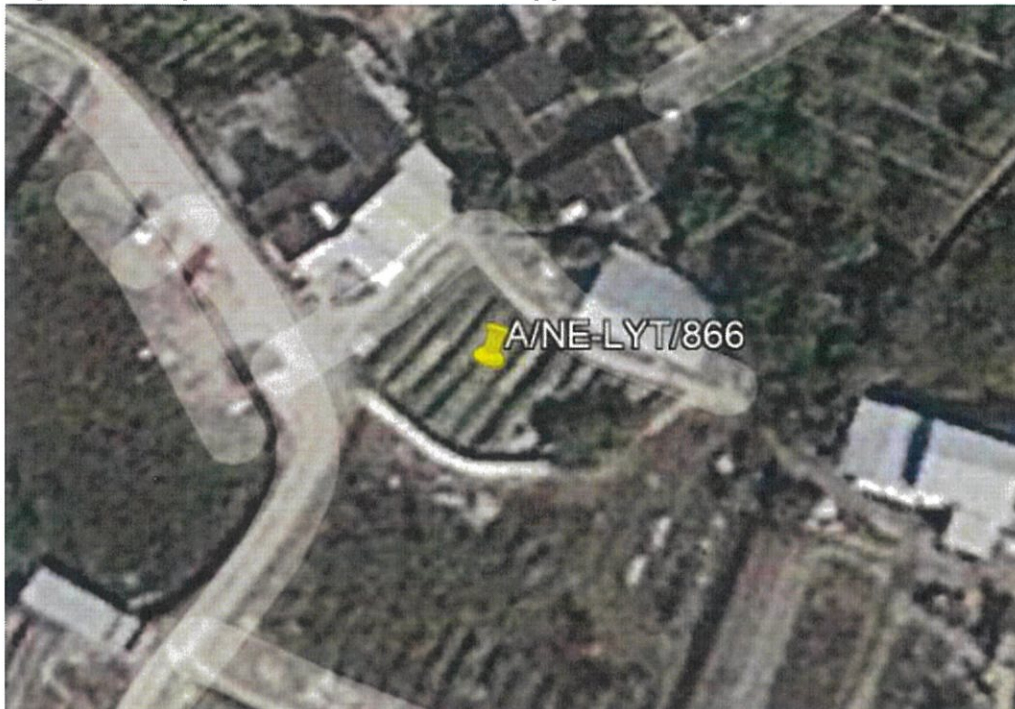
Source: Google Earth (Accessed on 11 Nov 2025)

Figure 2. The site remained using as a carpark in Oct 2025



Source: Record photographs provided by the Applicant,
https://www.tpb.gov.hk/en/plan_application/A_NE-LYT_866/Site_Photos.pdf (Accessed on 11 Nov 2025)

Figure 3. Corps remained seen at the Application Site in 2014



Source: Google Earth (Accessed on 11 Nov 2025)

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

2

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年11月17日星期一 2:25
收件者: tpbpd/PLAND
主旨: A/NE-LYT/866 DD 83 Hak Pai Tsai Tsuen
類別: Internet Email

A/NE-LYT/866

Lot 1021 (Part) in D.D. 83, Hak Pai Tsai Tsuen, Lung Yeuk Tau, Fanling

Site area: About 335sq.m

Zoning: "Agriculture"

Applied use: 10 Private Vehicle Park / Associated Filling of Land

Dear TPB Members,

Another existing parking facility going legit. The site was filled in long ago for use as a parking lot.

No mention of EV charging that should be mandatory for all new parking approvals.

Mary Mulvihill

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

3

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/NE-LYT/866

意見詳情 (如有需要，請另頁說明)

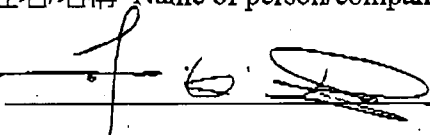
Details of the Comment (use separate sheet if necessary)

沒有意見

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

新區發展局 葉秉成

簽署 Signature



日期 Date

3-11-2025

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P. 1/3 4 to 5

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請參閱附頁反對資料

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簽署 Signature _____



日期 Date

13-11-2025

粉嶺區鄉事會

FDRC

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

4

貴處檔號：TPB/A/NE-LYT-866

P-2/3

敬啟者：

新界粉嶺龍頭黑排仔村丈量約份第 83 約地段第 1021 號(部分)
臨時私人停車場(只限私家車)及相關填土工程(為期 3 年)
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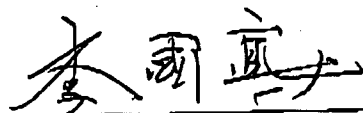
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- 1) 村路狹窄，引入大量車輛出入，影響村民，危及行人/村民之安全。
- 2) 較早前上址已發生過嚴重交通意外導致他人死亡，禍及生命。

懇請 貴處理解村民之反對聲音及考慮周邊道路安全問題，敬希審慎處理上述申請。

此致
規劃署沙田、大埔
及北區規劃專員

粉嶺區鄉事委員會主席



(李國鳳)



2025 年 11 月 13 日

粉嶺區鄉事會

FDRC

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

5

貴處檔號：TPB/A/NE-LYT-866

P-3/3

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粉嶺區鄉事委員會首副主席



劉永安
(劉永安)

敬上

2025 年 11 月 13 日

FAXED

① 13-11-2025

② 平郵寄出正本 13-11-2025

P. 1/3

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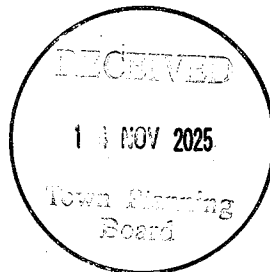
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粉嶺區鄉事會

FDRC

香港新界粉嶺區鄉事委員會

Hong Kong Fanling District Rural Committee

FAXED

① 13-11-2025

② 平部正本 13-11-2025

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P-2/3
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李國鳳

(李國鳳)



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粉嶺區鄉事會

FDRC

香港新界粉嶺區鄉事委員會

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