

2025年 12月 10日
此文件在
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This application is received on 2025-12-10
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

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

202628

17/11

by Island

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TKL/825
	Date Received 收到日期	2025-12-10

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」）秘書處。
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。

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)

Rank Glory Development Limited

穎嘉發展有限公司

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)

Toco Planning Consultants Limited

達材都市規劃顧問有限公司

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 1892 RP (Part), 1894 S.A (Part) and 1894 RP (Part) in D.D. 76, Leng Tsai Village, 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	701.4	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）	.....	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 Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" and "Agriculture" zones
(f) Current use(s) 現時用途	<p>A temporary village car park</p> <p>(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)</p>

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	Proposed Temporary Public Vehicle 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	701.4	..... 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)

.....
.....
.....
.....

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	21	.....
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)		.....

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

Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間

24 hours per daily (including public holidays)

		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)) <input type="checkbox"/> Please see attached Planning Statement <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)
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？		No 否	<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 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
		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"/>

	<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) 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 style="text-align: center;">Please see attached Planning Statement</p> <p>.....</p>
--	--

(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	<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> <hr/> <hr/> <hr/>
(e) Approval conditions 附帶條件	<hr/> <hr/> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <hr/> <hr/> <hr/>
(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)	
(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>

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)。

Please see attached Planning Statement

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

CHAN TAT CHOI

Managing Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) Member 會員 / Fellow of 資深會員

專業資格

HKIP 香港規劃師學會 / HKIA 香港建築師學會 /
 HKIS 香港測量師學會 / HKIE 香港工程師學會 /
 HKILA 香港園境師學會 / HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他 ... MPIA

on behalf of
代表

Toco Planning Consultants Limited



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

Date 日期

17.11.2025

(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

- 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：
 - 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
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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 1892 RP (Part), 1894 S.A (Part) and 1894 RP (Part) in D.D. 76, Leng Tsai Village, Fanling 粉嶺嶺仔村丈量約份76約地段第1892號餘段(部分)、第1894號A分段(部分)及1894號餘段(部分)
Site area 地盤面積	 701.4 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地) sq. m 平方米 <input type="checkbox"/> About 約
Plan 圖則	Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14
Zoning 地帶	"Village Type Development" and "Agriculture" 「鄉村式發展」及「農業」
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 3 <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 (Private Cars) for a Period of 3 Years 臨時公眾停車場(私家車)為期3年

(i) Gross floor area and/or plot ratio 總樓面面積及／或 地積比率		sq.m 平方米	Plot Ratio 地積比率
Domestic 住用	--	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
Non-domestic 非住用	--	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	--	
	Non-domestic 非住用	--	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	--	<input type="checkbox"/> (Not more than 不多於) m 米
		--	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	--	<input type="checkbox"/> (Not more than 不多於) m 米
		--	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	-- % <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle parking spaces 停車位總數		21
	Private Car Parking Spaces 私家車車位		21
	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)			
<hr/> <hr/> <hr/>			
	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 中型貨車位		--
	Heavy Goods Vehicle Spaces 重型貨車車位		
Others (Please Specify) 其他 (請列明)			
<hr/> <hr/> <hr/>			

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

<u>Chinese</u>	<u>English</u>
中文	英文

Plans and Drawings 圖則及繪圖

Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖

Block plan(s) 樓宇位置圖

Floor plan(s) 樓宇平面圖

Sectional plan(s) 截視圖

Elevation(s) 立視圖

Photomontage(s) showing the proposed development 顯示擬議發展的合成照片

Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖

Others (please specify) 其他 (請註明)

Zoning and Location Plan, Site and Land Status Plan, Preliminary Swept Path

Analysis

Reports 報告書

Planning Statement/Justifications 規劃綱領/理據

Environmental assessment (noise, air and/or water pollutions)

環境評估 (噪音、空氣及／或水的污染)

Traffic impact assessment (on vehicles) 就車輛的交通影響評估

Traffic impact assessment (on pedestrians) 就行人的交通影響評估

Visual impact assessment 視覺影響評估

Landscape impact assessment 景觀影響評估

Tree Survey 樹木調查

Geotechnical impact assessment 土力影響評估

Drainage impact assessment 排水影響評估

Sewerage impact assessment 排污影響評估

Risk Assessment 風險評估

Others (please specify) 其他 (請註明)

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。

**Section 16 Planning Application for
Temporary Public Vehicle Park (Private Cars Only)
for a Period of 3 Years,
Lot 1892 RP (Part), 1894 S.A (Part) and 1894 RP (Part)
in D.D. 76, Leng Tsai Village, Fanling**

PLANNING STATEMENT



Toco Planning Consultants Ltd.



Table of Contents

	<u>Page No.</u>
Executive Summary	
1 INTRODUCTION	1
2 PLANNING BACKGROUND	2
2.1 Site and Adjacent Land Uses	2
2.2 Planning Context	2
2.3 Land Status	2
3 DEVELOPMENT PROPOSAL	3
4 PLANNING JUSTIFICATION	4
4.1 Meeting the Strong Demand for Car Parking Spaces in the Area	4
4.2 Compatible Temporary Use without Affecting the “V” and “AGR” zones	4
4.3 Compatible Design and Operation of the Car Park	5
4.4 No Adverse Impacts	6
4.5 Unlikely to Set an Undesirable Precedent	7
5 CONCLUSION	8

LIST OF APPENDICES

Appendix I Support Letter from the Village Representative of Leng Tsai Village

	<i>FOLLOWING PAGE</i>
Plan A Zoning and Location Plan	1
Plan B Site and Land Status Plan	2
Plan C Layout Plan	3
Plan D Preliminary Swept Path Analysis within the Site	3
Plan E Aerial Photo in August 2004	5
Plan F Preliminary Swept Path Analysis along the Local Track	6

Executive Summary

This section 16 (s.16) planning application is submitted by Toco Planning Consultants Limited on behalf of Rank Glory Development Limited (the Applicant). The Applicant seeks planning permission from the Town Planning Board (the TPB) for the provision of temporary public vehicle park (private cars only) with 21 cars parking spaces for a period of 3 years covering Lots 1892 RP (Part), 1894 S.A (Part) and 1894 RP (Part) in D.D. 76, Leng Tsai Village, Fanling (the application site). The application site is about 701.4m² in area, and falls within an area zoned "Village Type Development" ("V") with a small portion of "Agriculture" ("AGR") on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14. It is currently occupied by the applied use to serve the villagers.

The application site is located in Leng Tsai Village which is a well-established local village with a number of residential dwellings. The Applicant has recently been advised that the subject existing village car park within the "V" and "AGR" zones requires planning permission from the TPB. In view of its relatively remote location with limited public transportation nearby and the continuous demand for car parking facilities in the vicinity, as well as the Village Representative of Leng Tsai Village also recognises the importance of the subject car park for the village, the Applicant therefore decides to submit this s.16 planning application in order to regularise the current land use within the site.

Planning assessment shows that the application site is well suitable for the subject small village car park use to serve the local villagers since it is already hard paved, easily accessible by vehicles, and mainly within the "V" zone. It only covers a small portion of "AGR" area which has mostly been paved and has long been used for the applied use before the Draft Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/10 gazetted on 29.4.2005. The applied use is compatible with the adjacent land uses which are predominantly village houses and local tracks. The small scale development will not result in any significant adverse impacts on the traffic, environmental and drainage aspects of the locality. It will not adversely affect the land availability for village type development. Being temporary in nature, the approval of this application will not set an undesirable precedent for other similar applications and frustrate the long-term planning intention of both "V" and "AGR" zones. It will allow the continue operation of the village car park to relieve the parking problem in Leng Tsai Village, and have positive impact to the traffic condition in the area by reducing the illegal roadside parking.

行政摘要

(內容如有差異，應以英文版本為準)

穎嘉發展有限公司（申請人）現透過達材都市規劃顧問有限公司，根據城市規劃條例第 16 條向城市規劃委員會（城規會）遞交規劃許可申請，以准許在粉嶺嶺仔村丈量約份 76 約地段第 1892 號餘段（部分）、第 1894 號 A 分段（部分）及 1894 號餘段（部分）內提供 21 個私家車位的臨時公眾停車場（只限私家車），為期 3 年。申請地點面積約有 701.4 平方米，現時在坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14 上被訂為「鄉村式發展」及「農業」地帶，現時用作申請用途供村民使用。

申請地點位於嶺仔村，是一個較成熟的村落，已落成一定數量的村屋。申請人最近被告知位於「鄉村式發展」及「農業」地帶的申請地點用作現時的村用停車場，是需要得到城規會的規劃許可。由於該地段較為偏遠，附近公共交通有限，泊車設施在這一帶有持續的需求，加上嶺仔村之原居民代表亦認同該停車場對村的重要性，申請人因此決定作出是次申請將申請地點內現時的用途規範化。

規劃評估指出申請地點非常適合用作該小規模村用停車場給當地村民使用，因為申請地點已經鋪平、車輛易達及主要位於「鄉村式發展」地帶，而位於「農業」地帶內的一小部分地方的大部分範圍在坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/10 於 2005 年 4 月 29 日刊憲之前已經是硬地鋪裝地區及長久用作停車場用途。申請用途周邊地方主要是村屋及村路，因此不會與毗連土地利用不相協調。申請用途規模細小，故不會對區內的交通、環境及排水造成不良影響，亦不會影響鄉村式發展的土地供應。另外，因用途屬臨時性，批准是次申請不會為其他類似申請立下不良先例，從而影響「鄉村式發展」及「農業」地帶的長遠規劃意向。相反，本申請容許村用停車場繼續運作，以助改善嶺仔村的泊車問題，及減少路旁違例泊車，對村內交通情況有正面效果。

1. INTRODUCTION

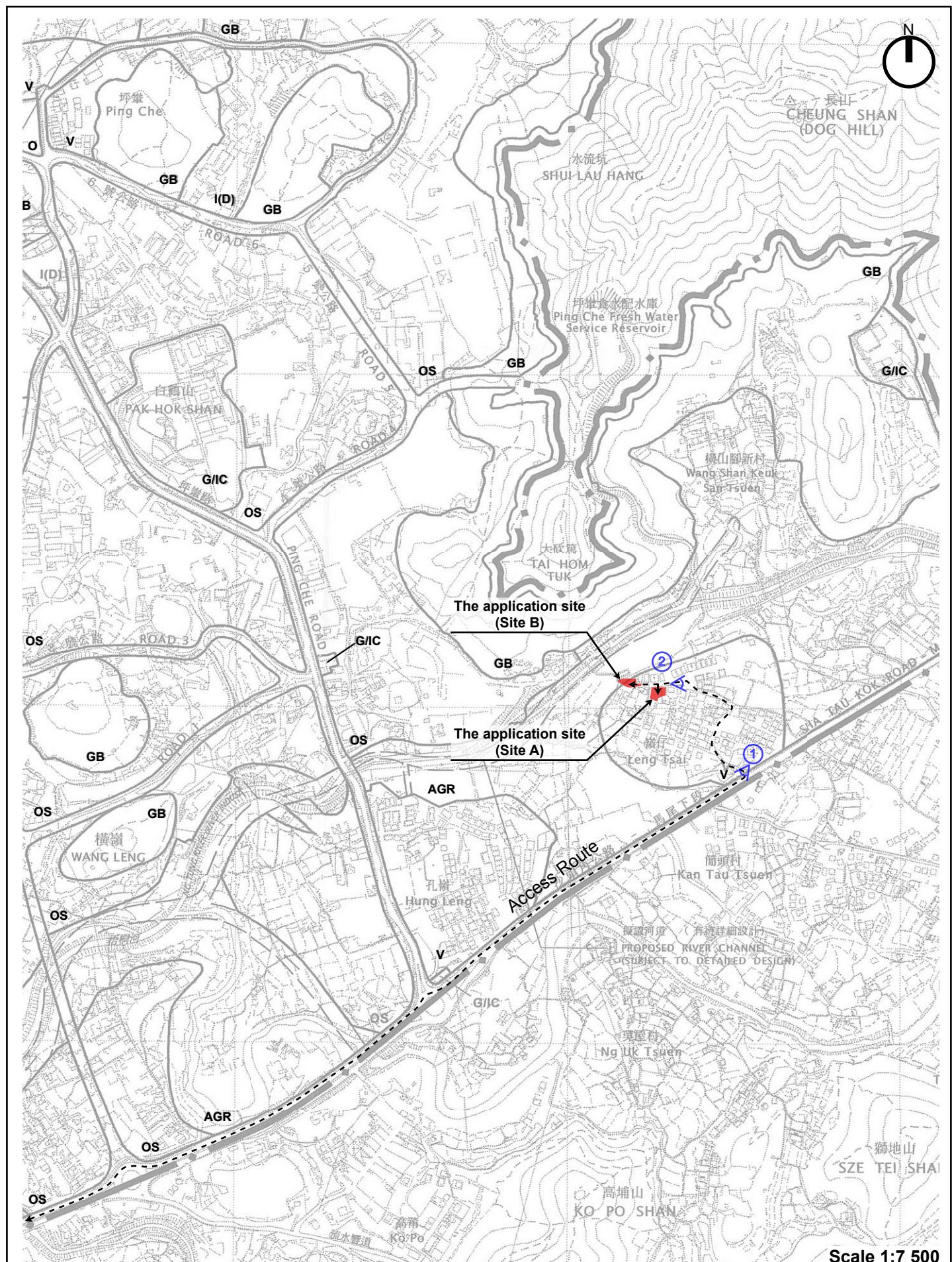
This section 16 (s.16) planning application is submitted by Toco Planning Consultants Limited on behalf of Rank Glory Development Limited (the Applicant). The Applicant seeks planning permission from the Town Planning Board (the Board / TPB) for the provision of temporary public vehicle park (private cars only) with 21 private cars parking spaces for a period of 3 years covering Lots 1892 RP (Part), 1894 S.A (Part) and 1894 RP (Part) in D.D. 76, Leng Tsai Village, Fanling (the application site). The application site is about 701.4m² in area, and falls within an area zoned “Village Type Development” (“V”) with a small portion of “Agriculture” (“AGR”) on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14 (see **Plan A**). It is currently occupied by the applied use to serve the villagers.

The application site is located in Leng Tsai Village which is a well-established local village with a number of residential dwellings. The Applicant has recently been advised by Planning Department (PlanD) that the subject existing village car park within the “V” and “AGR” zones requires planning permission from the Board. In view of its relatively remote location with limited public transportation nearby and the continuous demand for car parking facilities in the vicinity, as well as the Village Representative of Leng Tsai Village also recognises the importance of the subject car park for the village (see **Appendix I**), the Applicant therefore decides to submit this s.16 planning application in order to regularise the land use within the site.

Planning assessment has indicated that the present application is well justified for the following reasons:

- (a) the subject village car park is intended to meet the genuine demand for more parking spaces to serve the villagers in Leng Tsai Village;
- (b) it would help relieve the parking problem in the area and have positive impact to the traffic condition in the area by reducing the illegal roadside parking;
- (c) the application site is suitable for the subject car park use since it is already hard paved, easily accessible by vehicles, and mainly within the “V” zone;
- (d) it only covers a small portion of “AGR” area which has mostly been paved and has long been used for the applied use before the Draft Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/10 gazetted on 29.4.2005;
- (e) the applied use is compatible with the surrounding land uses which are predominantly village houses and village tracks;
- (f) the small scale development will not result in any significant traffic, environmental and drainage impacts on the locality;
- (g) it will not adversely affect the land availability for village type development; and
- (h) being temporary in nature, the approval of this application will not set an undesirable precedent for other similar applications and frustrate the long-term planning intention of both “V” and “AGR” zones.

The above planning justifications will be explained in detail in the following sections.



Plan A: Zoning and Location Plan

Extract of Approved Ping Che and Tai Kwu Ling Outline Zoning Plan No.S/NE-TKL/14
(Prepared on 14.11.2025)

Scale 1:7 500

2. PLANNING BACKGROUND

2.1 Site and Adjacent Land Uses

The application site is located at the north-western fringe of Leng Tsai Village, Fanling. It has a total area of about 701.4m², and is sub-divided into two portions, i.e. Site A (379.1m² in area) in the east (**Photo 3**) and Site B (322.3m² in area) in the west (**Photo 4**). Both portions are the open, flat, and hard paved area, and are occupied by the subject village car park. They are accessible via a local track (**Photo 2**) leading to Sha Tau Kok Road – Ma Mei Ha (**Photo 1**). There are no existing tree(s) identified within the site boundary.

The surrounding land uses are rural in character comprising mainly village houses, local tracks, parking of vehicles, temporary structures, and agricultural land (**Photo 5**).

Site and land status plan is attached in **Plan B**.

2.2 Planning Context

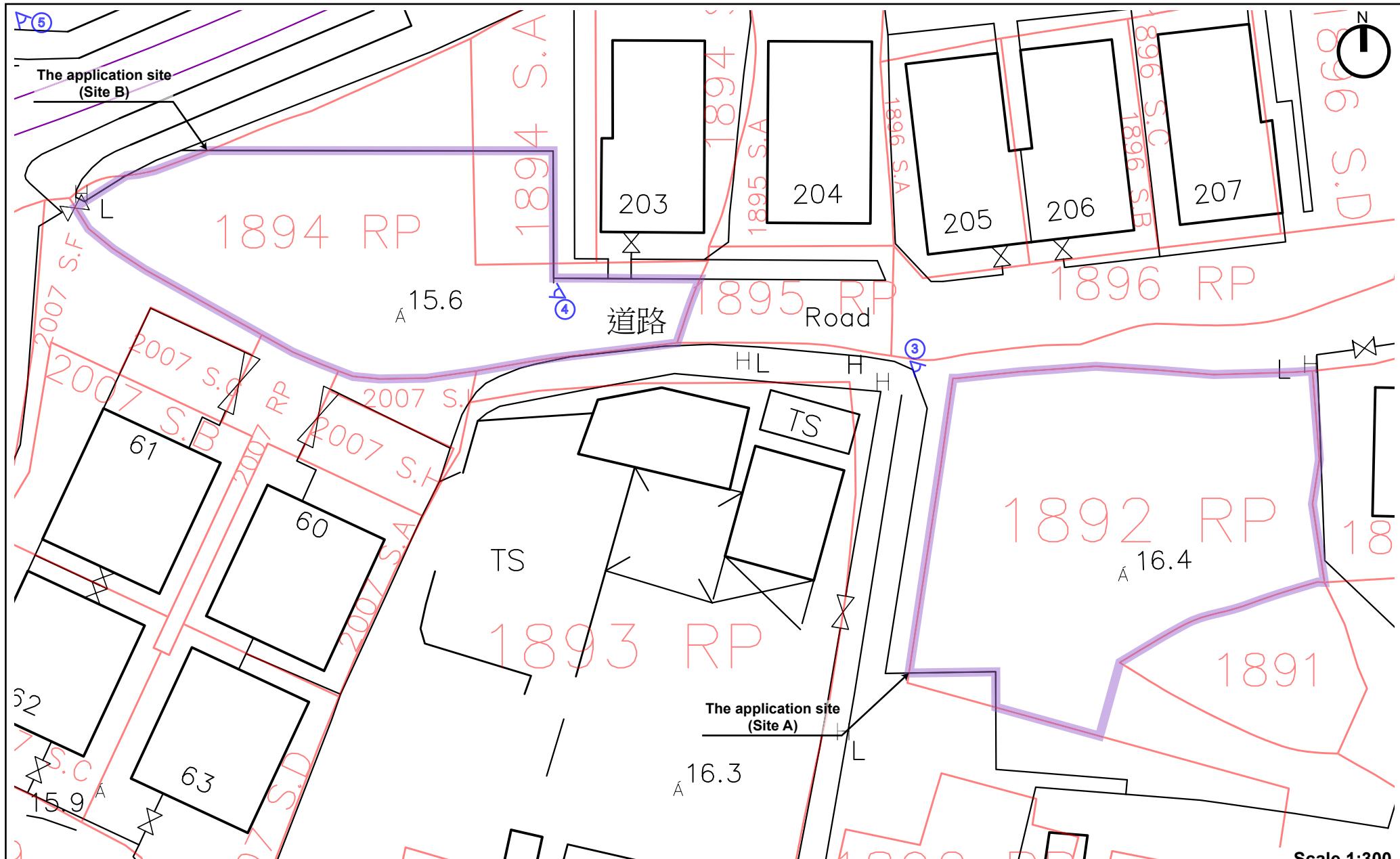
Majority of the application site is zoned “V” (about 82.5%), while a small portion of the site is zoned “AGR” (about 17.5%) on the Approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14. According to the Notes of the OZP, the planning intention of “AGR” zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the TPB.

As for the planning intention of the “AGR” zone, it is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purpose. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. Nevertheless, the application site has long been hard paved and used for the applied use before the Draft Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/10 gazetted on 29.4.2005.

Currently, there is no previous application at the site.

2.3 Land Status

The application site involves Lots 1892 RP (Part), 1894 S.A (Part) and 1894 RP (Part) in D.D. 76, Leng Tsai Village. The subject private lots are Old Scheduled Agricultural Lot held under Block government Lease. No structure will be erected on site.



Plan B: Site and Land Status Plan

(Prepared on 14.11.2025)





Photo 1: Sha Tau Kok Road - Ma Mei Ha.



Photo 2: Local track.



Photo 3: The application site (Site A).



Photo 4: The application site (Site B).



Photo 5: The application site and the surrounding area.



Site Photos

(View Points Shown on Plan A & Plan B)

(Prepared on 14.11.2025)

3. DEVELOPMENT PROPOSAL

In view of the strong demand for vehicle parking spaces to serve the local residents and villagers nearby, and there is a lack of public vehicle park in the vicinity, the Applicant would like to regularise the operation of the current village car park at the application site. The subject use will only serve local villagers and not be opened to the public. As shown on the layout plan in **Plan C**, the proposed scheme has the following facilities and operation:-

(i) Car Parking Layout

In order to efficiently utilise the site, the car park layout will be rearranged to provide 21 private car parking spaces (measuring 2.5m x 5m each) within the site for the parking of private cars only. No vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked at the site. The dimension of the driveway in Site A is around 11 – 12m, and the dimension of the driveway in Site B is around 4.5 – 8.4m.

No structure or kiosk will be erected on site and no electric vehicle (EV) charging facility will be provided. Sufficient space has been reserved within the site for manoeuvring of vehicles. Preliminary swept path analysis demonstrating the satisfactory manoeuvring of vehicles entering to and existing from the site is shown in **Plan D**.

(ii) Access Arrangement

The application site is accessible from Sha Tau Kok Road – Ma Mei Ha via a local track. The ingress/ egress of the site will be maintained to allow sufficient space for vehicles entering and exit the site. Fencing will not be erected to allow villager's easy access. A warning sign will be placed at the entrance of the village car park to ensure pedestrian safety.

(iii) The Operation

The operating hours of the village car park is 24 hours daily (including public holidays). In view of the small number of car parking spaces provided, the traffic generated from the small scale development will be minimal.

(iv) Drainage Consideration

The application site has been paved for a long time and no site formation will be required for the subject development. The existing drainage facilities within and along the local track shall be maintained properly at all times.

(v) Environmental Consideration

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

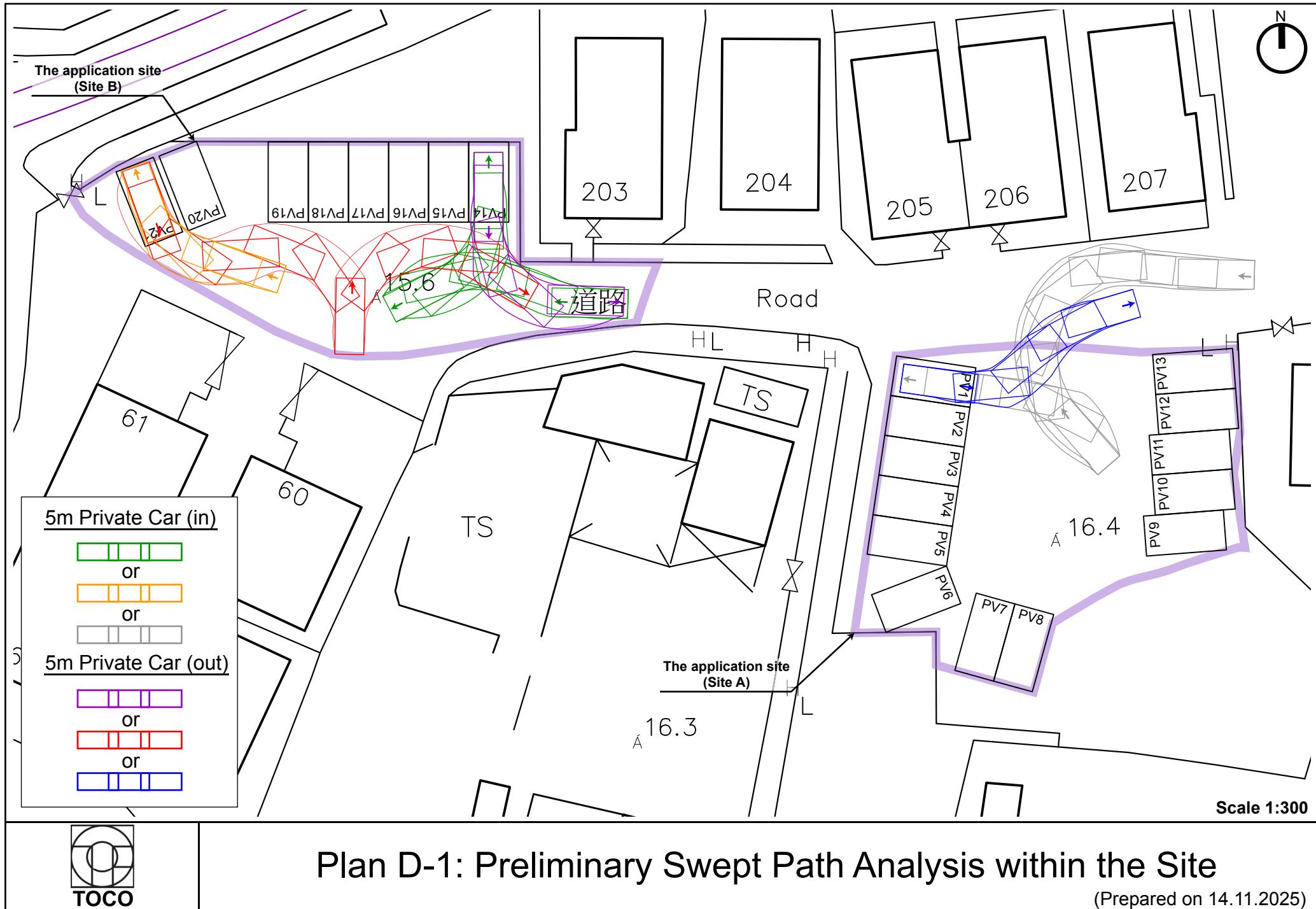


Plan C: Proposed Layout Plan

(For Indicative Purpose Only)

(Prepared on 14.11.2025)







Plan D-2: Preliminary Swept Path Analysis within the Site

(Prepared on 14.11.2025)



4. PLANNING JUSTIFICATION

4.1 Meeting the Strong Demand for Car Parking Spaces in the Area

Leng Tsai Village is a well developed village which comprises a number of village houses, village tracks and village supporting facilities. There is genuine demand for car parking spaces to serve the local residents and villagers in the area. The application site has been used as a village car parking area for some time. However, the Applicant has recently been advised by PlanD that the existing village car park within the “V” and “AGR” zones requires planning permission from the Board. In view of its relatively remote location with limited public transportation nearby and the continuous demand for car parking facilities in the vicinity, as well as the Village Representative of Leng Tsai Village also recognises the importance of the subject car park for the village (see **Appendix I**), the Applicant therefore decides to submit the subject planning application in order to regularise the land use within the site.

The approval of this application would help relieve the parking problem in the area and have positive impact to the traffic condition in the area by reducing the number of illegal roadside parking.

4.2 Compatible Temporary Use Without Affecting the “V” and “AGR” Zones

The application site is suitable for the subject car park use since it is highly accessible by vehicles, already paved and no vegetation. It is located at the north-western fringe of Leng Tsai Village. There are no sensitive zonings such as “Green Belt” in the vicinity of the site. The subject temporary village car park use will not affect the planning intention of “V” and “AGR” zones for the following reasons:

(a) No Impact on “V” Zone

Majority of the application site falls within an area zoned “V” on the approved Ping Che and Ta Kwu Ling OZP. The subject village car park is generally in line with the planning intention of “V” zone since it is entirely serving the villagers of Leng Tsai Village. Furthermore, the “V” zone portion within the site, being located within the village proper of Leng Tsai Village, is considered as a preferred location for a parking facility for the local villagers.

This application is only for the provision of temporary village car park for a period of 3 years. In this regard, it is considered that approval of this application a temporary basis for a period of three years would not frustrate the long-term planning intention of the “V” zone. There is no Small House application submitted to the Lands Department on site.

(b) No Impact on “AGR” Zone

Although a small portion (less than 20%) of the application site falls within an area zoned “AGR” on the OZP, it is considered less susceptible to the local

environment since the site is already hard paved, partly fenced off and has been used as the subject village car park for a very long time. It is flat and no significant landscape resource is observed. Site formation, land or pond filling or substantial clearance of vegetation is not required for the subject development. As described in **Section 2.2**, the application site has mostly been paved and has long been used for the applied use before the Draft Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/10 gazetted on 29.4.2005, and thus, it is legally accepted under the planning regime (see **Plan E**). There is no current or planned agricultural program at the site, and the land owner has no intention to convert the site back to green farm.

The approval of the application on a temporary basis for a period of three years will not frustrate the long-term planning intention of the “AGR” zone. In fact, the subject village car park is considered compatible with the surrounding land uses which are predominantly village houses and local tracks. Taking into account the assessment above, it is considered that the subject development could warrant a departure from the planning intention of the “AGR” zone.

4.3 Compatible Design and Operation of the Car Park

The subject village car park at the application site is compatible with the adjacent land uses which are predominantly village houses and local tracks. In order to have proper planning control on the subject development, the Applicant proposes the following restrictions/ conditions to the operation of the car park:-

- (a) no vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (b) only private car as defined in the Road Traffic Ordinance is allowed to be parked/ stored on or enter/ exit the site at any time during the planning approval period;
- (c) a notice should be posted at a prominent location of the site to indicate that only private car as defined in the Road Traffic Ordinance is allowed to be parked/ stored on or enter/ exit the site at any time during the planning approval period; and
- (d) no car washing, vehicle repair, dismantling, paint spraying or other workshop activities is allowed on the site at any time during the planning approval period.

Given the temporary nature, small scale and proper design and operation of the development, the temporary village car park is considered compatible with the surrounding land uses. The traffic generated from the small car park with only 21 parking spaces will be minimal.



Plan E: Aerial Photo in August 2004

(Prepared on 14.11.2025)

4.4 No Adverse Impacts

The small scale temporary use will not induce any significant adverse traffic, environmental and drainage impacts on the locality based on the following assessments:

(a) Minimum Traffic Impact

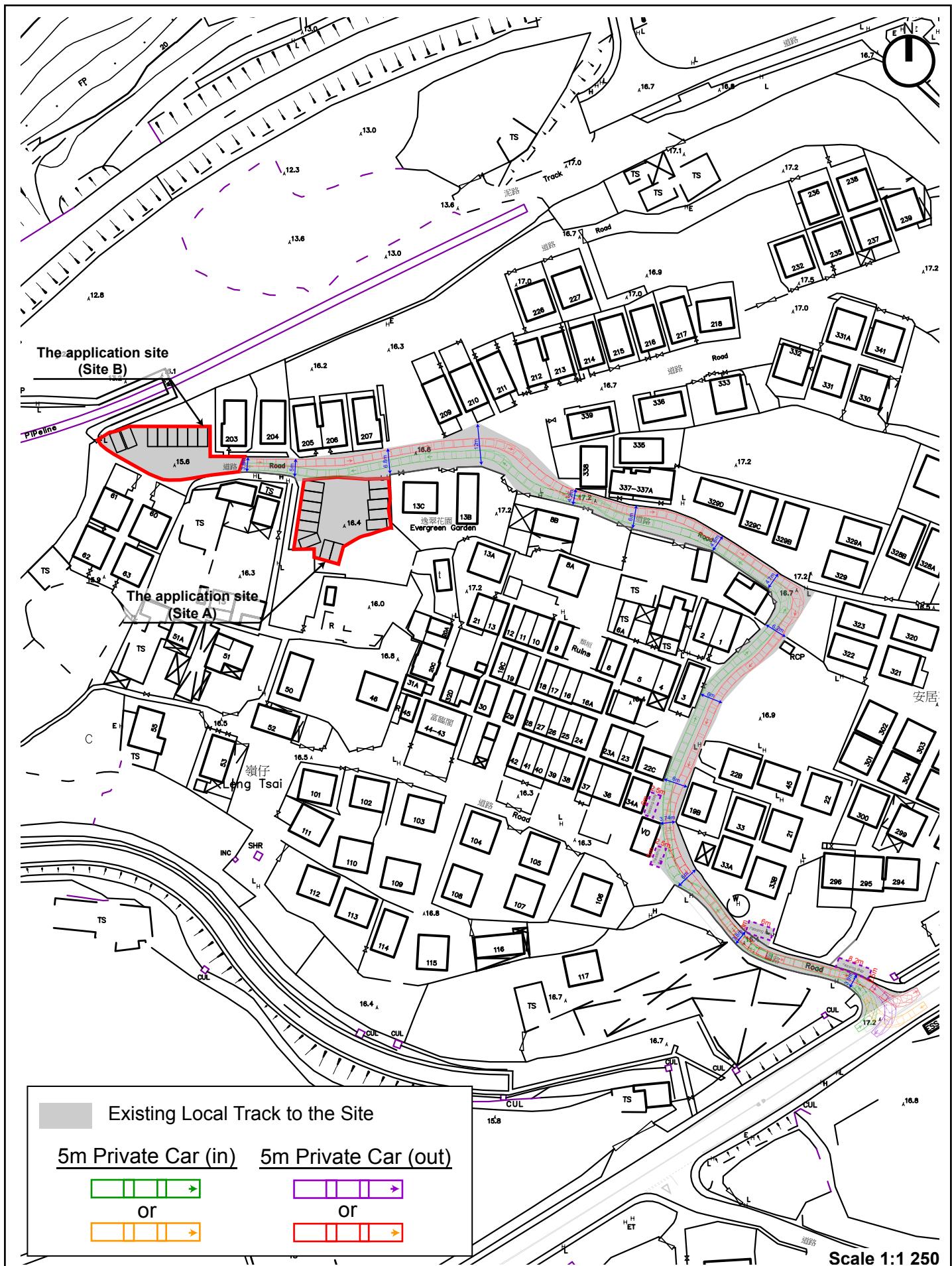
The temporary use is small scale in nature and will not result in significant traffic impact due to the small number of car parking spaces provided (i.e. only 21 car parking spaces). The village car park has been in operation for a long time, and no traffic related complaints have been received from the Applicant. Sufficient space has been reserved within the site for turning of vehicles.

The section of the Sha Tau Kok Road – Ma Mei Ha and the village road at the application site are not busy road sections. A left turn at the village road leads directly to the Heung Yuen Wai Highway, providing access to various locations, while a right turn goes through Sha Tau Kok Road to Fanling. Therefore, there are sufficient road sections available for traffic diversion, which will not affect the traffic in the village and nearby area.

According to the information provided by the Village Representative of Leng Tsai Village, the AM peak hour traffic flow and PM peak hour flow in this section on a recent typical weekday are only 43 pcu's (8 in 35 out) and 43 pcu's (29 in 14 out) respectively, thus the current traffic generation and attraction for Leng Tsai Village is not significant. In view the proposed public vehicle park will be rented on a monthly basis and for villagers of Leng Tsai Village only, so the traffic flow will be limited to vehicles from the village and the maximum amount of traffic generation and attraction from and to the subject site daily are expected to be around 21 pcu's in and 21 pcu's out. Moreover, the subject planning application is intended to regularise the existing village car park currently in operation without increasing the number of car parking spaces. Hence, additional traffic generation and attraction for Leng Tsai Village that arising from the proposed temporary village car park is not expected.

Similar to the other villagers in the N.T, the width of the village road leading to the application site is about 3.7m – 6m, with several passing bays. **Plan F** has been provided to demonstrate the satisfactory maneuvering of vehicles entering to and exiting from the site, from/to Sha Tau Kok Road. The locations and approximate dimensions of the passing bays along the access road have also been indicated on plan.

As a management of pedestrian facilities to ensure pedestrian safety, the Applicant is committed to provide warning signs at the entrance of the subject temporary village car park for both Site A and Site B to remind pedestrians to be aware of vehicle entry and exit to ensure pedestrian safety.



Plan F: Preliminary Swept Path Analysis along the Local Track

(Prepared on 14.11.2025)

(b) Minimum Environmental Impact

The application site will have no parking of heavy goods vehicle or container truck. The Applicant will follow the latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” issued by Environmental Protection Department to minimise potential environmental nuisance..

(c) Minimum Drainage Impact

The application site has been paved for a long time and no site formation will be required for the proposed development. The existing drainage facilities within and along the local track shall be maintained properly at all times.

4.5 Unlikely to Set an Undesirable Precedent

Regarding the similar applications in the vicinity of the site for temporary public vehicle parks within the “V” zone on the same OZP, there are a total of 4 planning cases (i.e. Applications No. A/NE-TKL/700 (No. 700), A/NE-TKL/712 (No. 712), A/NE-TKL/747 (No. 747) and A/NE-TKL/797 (No. 797)) approved by the Board within the past 5 years. Apart from involving “V” zone, three of the abovementioned cases (i.e. Nos. 700, 712 and 747) also involve land within “AGR” zone. No. 712 is for a renewal of planning permission for temporary vehicle park which has been largely formed and occupied for the use since 2005. In regards to application Nos. 700 and 747, even though the proposed use is not entirely in line with the planning intentions of “AGR” and “V” zone, both sites are hard-paved, accessible, and proposed to serve nearby villages. The temporary vehicle park could serve the local village/ residents for meeting their car parking need of the area. For application No. 797, it is a recent case within the “V” zone of Leng Tsai Village approved by the Board on 20.6.2025.

Similarly, the application site is hard-paved, accessible via local track and proposed to serve nearby villages. Being temporary in nature and many similar approved cases in the area, approval of the present application will not set an undesirable precedent for other similar applications and frustrate the long-term planning intention of the “V” zone. Thus, approval of this application is in line with the TPB’s previous decision for similar approvals. The Applicant will comply with the relevant Government departments’ requirements and make sure the proposed use is acceptable.

5. CONCLUSION

The Applicant seeks planning permission from the Board for the provision of temporary public vehicle park (private cars only) for a period of 3 years covering Lots 1892 RP (Part), 1894 S.A (Part) and 1894 RP (Part) in D.D. 76, Leng Tsai Village, Fanling.

The application site is located in Leng Tsai Village which is a well-established local village with a number of residential dwellings. The Applicant has recently been advised that the subject existing village car park within the “V” and “AGR” zones requires planning permission from the Board. In view of its relatively remote location with limited public transportation nearby and the continuous demand for car parking facilities in the vicinity, as well as the Village Representative of Leng Tsai Village also recognises the importance of the subject car park for the village (see **Appendix I**), the Applicant therefore decides to submit the subject planning application in order to regularise the land use within the site.

Planning assessment has indicated that the present application is well justified for the following reasons:

- (a) the subject village car park is intended to meet the genuine demand for more parking spaces to serve the villagers in Leng Tsai Village;
- (b) it would help relieve the parking problem in the area and have positive impact to the traffic condition in the area by reducing the illegal roadside parking;
- (c) the application site is suitable for the subject car park use since it is already hard paved, easily accessible by vehicles, and mainly within the “V” zone;
- (d) it only covers a small portion of “AGR” area which has mostly been paved and has long been used for the applied use before the Draft Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/10 gazetted on 29.4.2005;
- (e) the applied use is compatible with the surrounding land uses which are predominantly village houses and village tracks;
- (f) the small scale development will not result in any significant traffic, environmental and drainage impacts on the locality;
- (g) it will not adversely affect the land availability for village type development;
- (h) being temporary in nature, the approval of this application will not set an undesirable precedent for other similar applications and frustrate the long-term planning intention of both “V” and “AGR” zones.

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

嶺仔村公所用箋

地址：新界粉嶺嶺仔村村公所

有關沙頭角公路嶺仔村之臨時公眾停車場之 S.16 規劃申請

(丈量約份第 76 約地段第 1894 號 A 分段 (部份)、1894 號餘段 (部份) 及 1892 號餘段 (部份))

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

先生／女士：

本人是粉嶺嶺仔村原居民代表，得知上述地段之業主將會在短期內根據城市規劃條例第 16 條向貴會提交規劃許可申請，因此特意寫信支持，因為該停車場存在多年並且供嶺仔村村民使用，對本村十分重要。

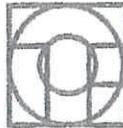
由於嶺仔村遠離市區，交通配套有限，該停車場可緩解村內泊車問題，因此本人懇請城規會能盡快批准上述申請。

粉嶺嶺仔村原居民代表

蔡堅明

二零二五年十一月十二日

TOCO PLANNING CONSULTANTS LTD.
TOWN PLANNING, ENVIRONMENT & DEVELOPMENT CONSULTANCY



顧達問材有限公司
都規劃

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

Your ref: TPB/A/NE-TKL/825



Dear Sir/ Madam,

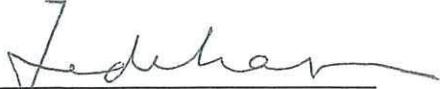
29 January 2026

**Section 16 Planning Application for Proposed Temporary Public Vehicle Park
(Private Cars Only) for a Period of 3 Years, Lots 1892 RP (Part), 1894 S.A (Part)
and 1894 RP (Part) in D.D. 76, Leng Tsai Tsuen, Tai Kwu Ling, New Territories**

We refer to the comments from Transport Department and Water Supplies Department sent to us via District Planning Office/ Sha Tin, Tai Po and North (DPO/STN)'s emails between 15.1.2026 and 27.1.2026. Please find attached 4 copies of the table of our response to departmental comments with attachments for your attention.

We noticed that there are 27 public comments received during the public inspection period for the captioned application. The Applicant appreciates to learn that 25 nos. including the Chairman and Vice-chairman of Fanling District Rural Committee, the Village Representative and several villagers of Leng Tsai Village supported the application. The Chairman of Lung Shan Area Committee has no comment on the application. In response to the remaining neutral commenter and the query from DPO/STN, the Applicant clarifies that EV charging facilities will not be provided for the proposed village car park.

Yours faithfully,
Toco Planning Consultants Ltd.


Ted Chan
Managing Director



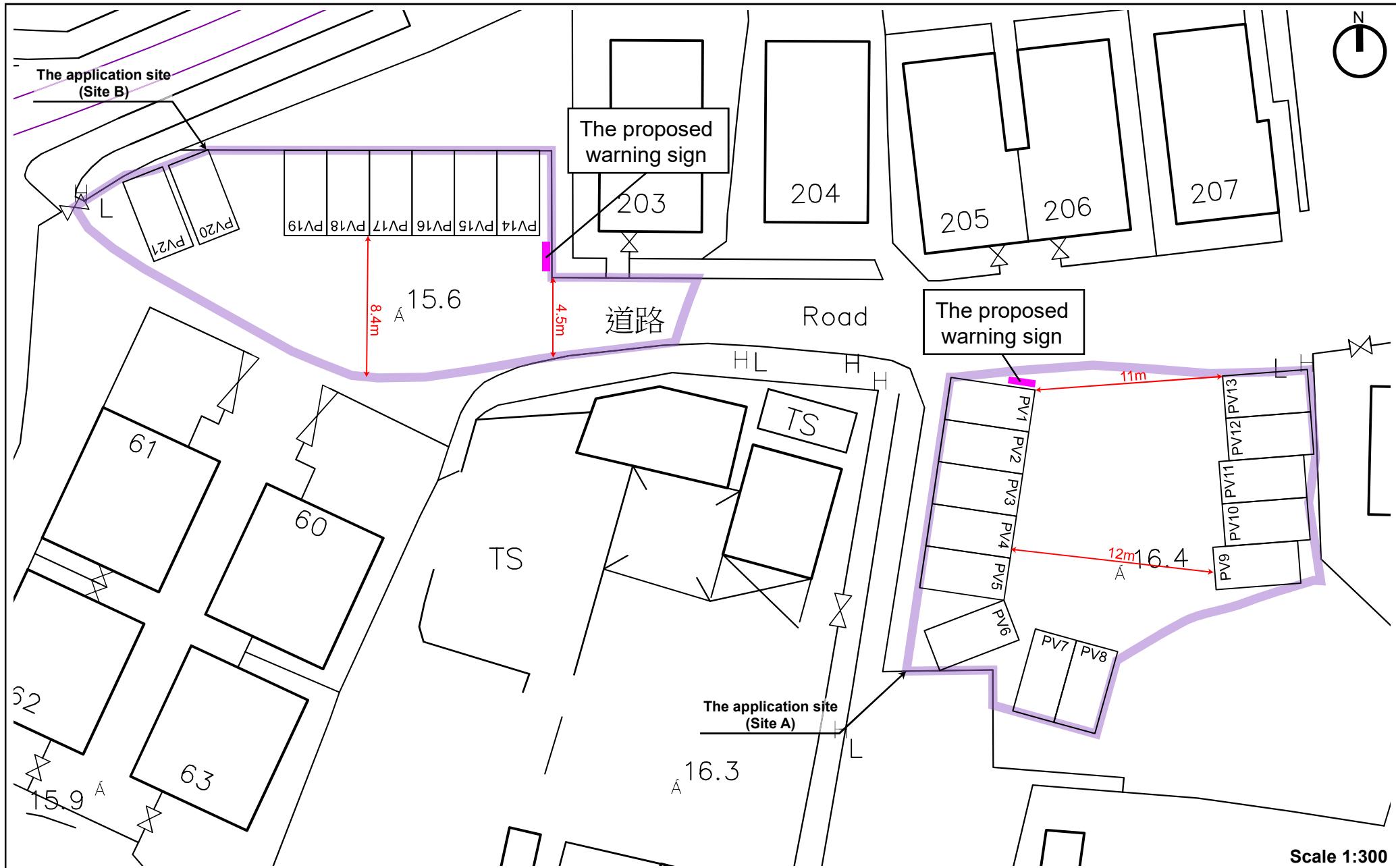
c.c. DPO/STN (Attn. Ms. Sheren LEE, TP/N3)

1. Responses to Comments from Transport Department (TD)

Item	Departmental Comments	The Applicant's Responses
TD(1)	<p>a. Although the additional traffic generated by the proposed vehicle park is not significant, the permission of development outside the "V" zone could set an undesirable precedent case for similar applications in the future. The resulting cumulative adverse traffic impact has to be reviewed on case by-case basis in the future;</p>	<p>Please be advised that the application site, where only a very small portion (less than 17%) falls outside the "V" zone, has already been hard paved, partly fenced off and used as the subject village car park for more than 20 years. The subject village car park is not an undesirable use as it could continuously accommodate the strong demand for vehicle parking spaces within the village. It would also have positive impact to the traffic condition in the area by reducing the number of illegal roadside parking. Given the unique land use background, location and existing site characteristics of this application, it is considered that the risk of creating a precedent in the area by this small scale development is not substantial.</p> <p>In view of the additional traffic generated by the subject village park is not significant, the Applicant sincerely hopes that the subject village car park on temporary basis could be tolerated for three years. The Applicant trusts that each application will be assessed on its own merit by the relevant Government departments, and the resulting cumulative adverse traffic impact will have to be reviewed on case by-case basis.</p>
TD(2)	<p>b. The applicant should clarify the dimensions of vehicle used in the swept path analysis;</p>	<p>The dimensions of vehicle used in the swept path analysis have been added on Plan D-1, Plan D-2 and Plan F.</p>
TD(3)	<p>c. The applicant should advise the location of the proposed warning sign and ensure that it will not clash with the path of movement of vehicles;</p>	<p>The location of the proposed warning sign has been indicated on the Plan C attached. The Applicant will ensure that the proposed warning sign will not clash with the path of movement of vehicles.</p>

Item	Departmental Comments	The Applicant's Responses
TD(4)	d. The applicant should clarify whether the proposed vehicle park open for public use or a private vehicle park rented only to villagers of Leng Tsai Village on a monthly basis as mentioned in Section 4.4 (a) of the submitted Planning Statement.	The Applicant confirmed that the subject village car park has been rented and will rent only to villagers of Leng Tsai Village on a monthly basis.
TD(5)	e. The vehicular access leading to the subject site from Sha Tau Kok Road is not managed by this Department. The applicant should seek comment from the responsible party.	Noted. The Applicant will seek comments from the responsible party.
TD(6)	<p><u>Further comments received on 23.1.2026</u></p> <ul style="list-style-type: none"> Regarding the response to Item TD(2), the layout of the proposed parking spaces should be indicated in the swept path analysis for better illustration of vehicle maneuvering; Regarding the response to Item TD(3), the Applicant propose the detail of the proposed warning signs for our further consideration; and Regarding the response to Item TD(4), please clarify whether the title of the planning application "Section 16 Planning Application for Temporary Public Vehicle Park (Private Cars Only)" reflects the intention of exclusively renting parking spaces to local villagers. 	<ul style="list-style-type: none"> Sorry for the computer error. The layout of the proposed parking spaces has been indicated in the swept path analysis. Noted. Please see example in relation to the detail of the proposed warning signs on the right. Please be advised that the title of the planning application is in accordance with the Town Planning Board's definitions of terms/ broad use terms used in statutory plans. It is similar to a recently approved case (No. A/NE-TKL/797) which is also a village car park that has been rented only to the villagers of Leng Tsai Village on a monthly basis. 

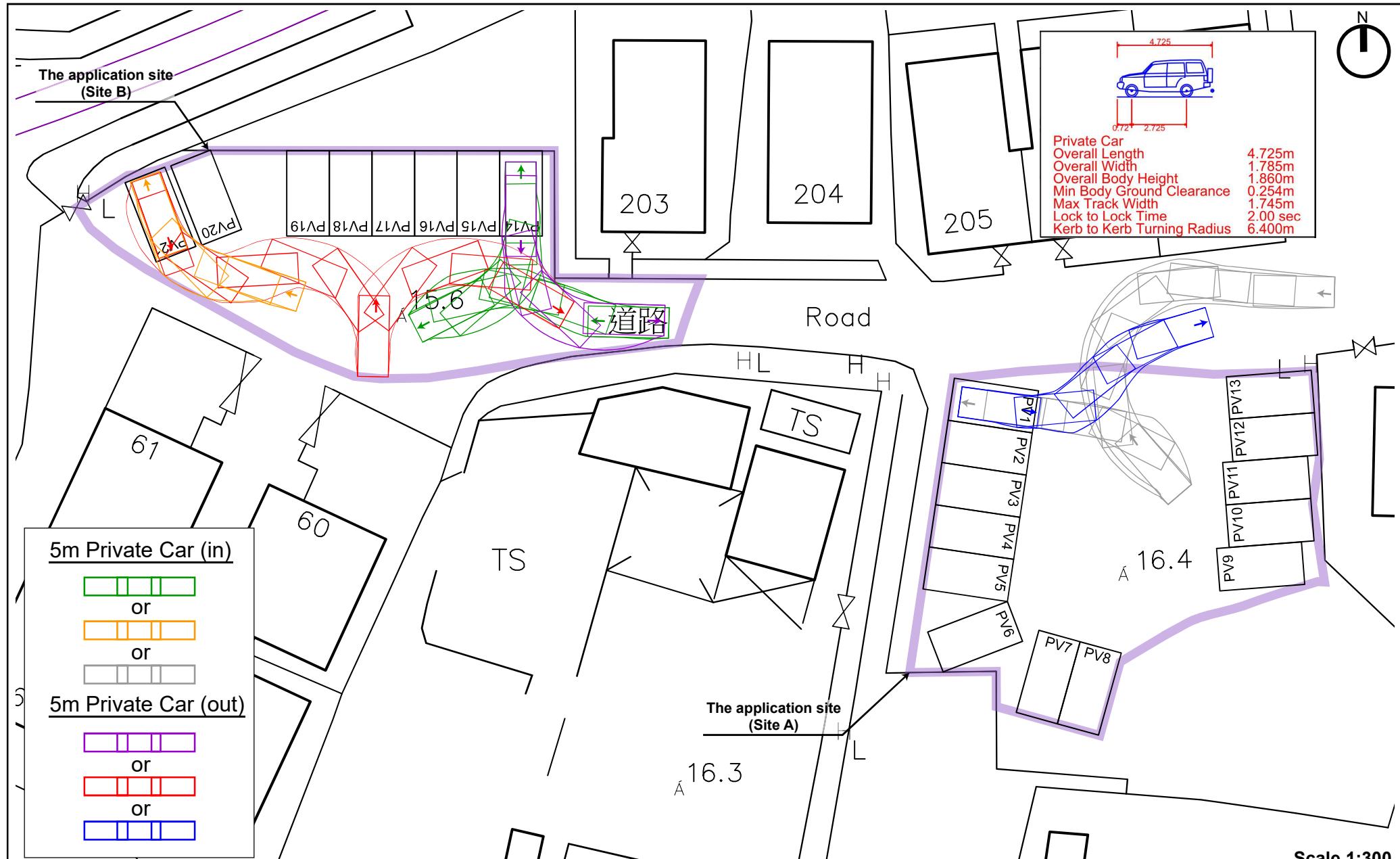
Item	Departmental Comments	The Applicant's Responses
TD(7)	<p><u>Further comments received on 27.1.2026</u></p> <ul style="list-style-type: none">● For response to our further comment no. 1 – No comment; and● For response to our further comment no. 2 – We have no objection in-principle to the provision of the proposed warning signs for road safety purpose. Please ensure that the warning signs on private roads shall comply with Code of Practice for Private Roads.	<ul style="list-style-type: none">● Noted.● Noted. The Applicant will ensure that the warning signs on private roads shall comply with Code of Practice for Private Roads.



Plan C: Proposed Layout Plan

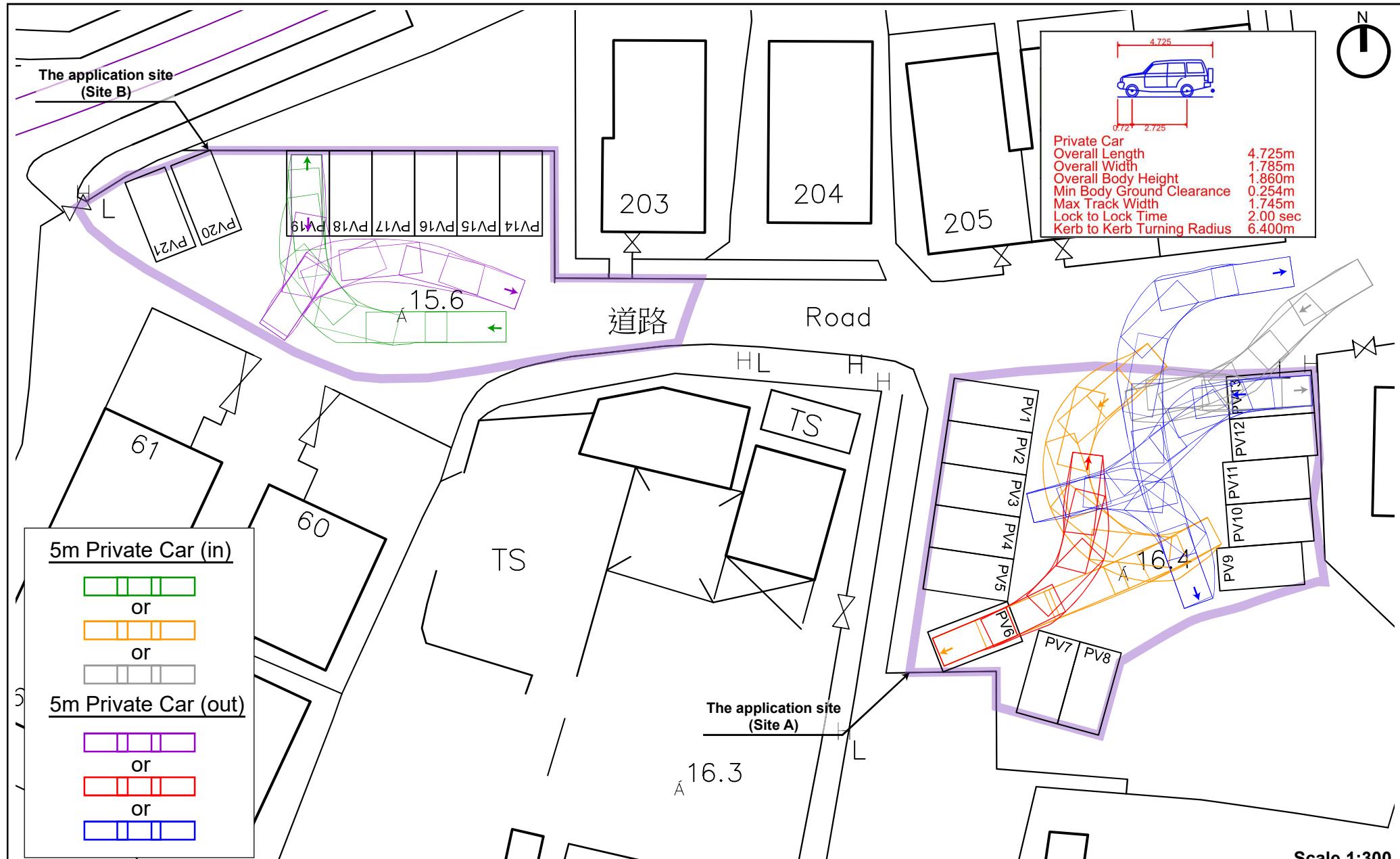
(For Indicative Purpose Only)

(Prepared on 16.1.2026)



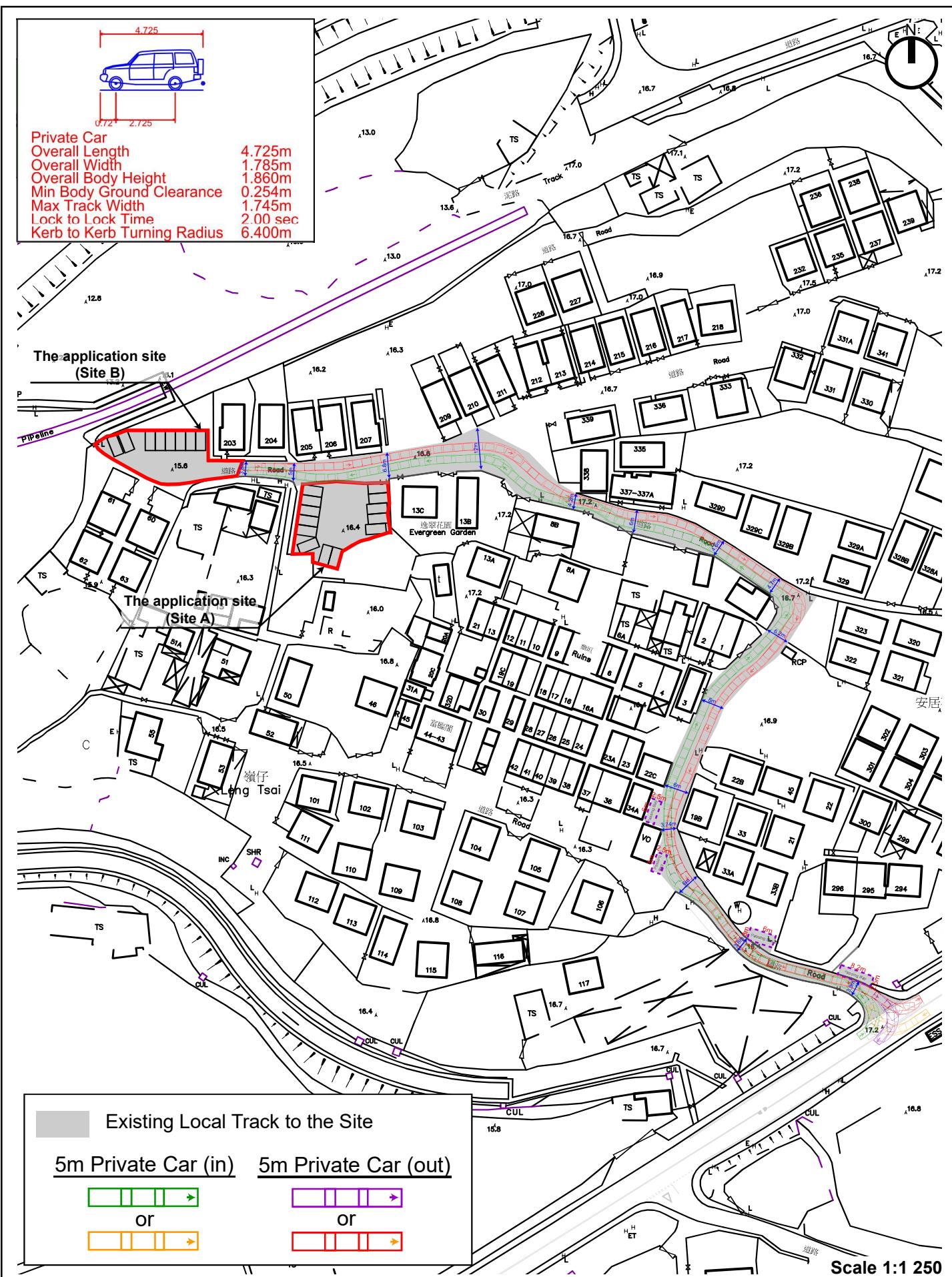
Plan D-1: Preliminary Swept Path Analysis within the Site

(Prepared on 23.1.2026)



Plan D-2: Preliminary Swept Path Analysis within the Site

(Prepared on 23.1.2026)



Plan F: Preliminary Swept Path Analysis along the Local Track

(Prepared on 16.1.2026)

2. Responses to Comments from Water Supplies Department (WSD)

Item	Departmental Comments	The Applicant's Responses
WSD(1)	a. Existing water mains inside the Site as shown in the Mains Record Plan (Attachment) may be affected. The applicant is required to either divert or protect the water mains found on site.	It is noted that an existing water main falls within a very small part of Site B of the application site. However, no structure(s) or construction work(s) will be erected/ carried out within the said area and it will be retained as the current use, i.e. the existing village car park area only. Therefore, the subject development will not affect the existing water mains and relevant Government departments will have free access to the said area.
WSD(2)	b. If diversion is required, existing water mains inside the Site areas are needed to be diverted outside the site boundary of 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 applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence; and	In view of the above, diversion of the existing water mains within the application site is not required.
WSD(3)	c. If diversion is not required, the following conditions shall apply: <ul style="list-style-type: none"> (i) existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed; (ii) details of site formation works shall be submitted to the Director of Water Supplies (D of WS) for approval prior to commencement of works; 	Noted. The Applicant shall follow the conditions as recommended by your Office.

Item	Departmental Comments	The Applicant's Responses
	<p>(iii) no structures shall be built or materials stored within 1.5 m 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 the D of WS or their contractor to carry out construction, inspection, operation, maintenance and repair works;</p> <p>(iv) 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 the 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.</p> <p>(v) 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;</p> <p>(vi) tree planting may be prohibited in the event that the D of WS considers that there is any likelihood of damage being caused to water mains;</p>	
WSD(4)	<p>d. There is an existing 2000mm diameter raw water mains in vicinity of the Site. The site boundary should be revised to exclude the existing 15m Water Works Reserve for the 2000mm diameter raw water mains to avoid causing difficulty to the</p>	<p>Please be advised that the present application is intended to regularise the existing village car park with no structure(s) or construction work(s) to be erected/ carried out within the site. Hence, the site boundary cannot be revised, and the Applicant shall follow the conditions as recommended by</p>

Item	Departmental Comments	The Applicant's Responses
	<p>maintenance and repair works. If this request could not be entertained, the following conditions shall also be imposed:</p> <ul style="list-style-type: none"> (i) no structure shall be erected over this Waterworks Reserve and such area shall not be used for storage purposes except with the prior written consent of the Water Authority; (ii) no tree planting shall be permitted within the Waterworks Reserve except with the prior written consent of the Waterworks Authority; (iii) for the protection of the existing Government water mains, no blasting or pile driving works shall be carried out within the Waterworks Reserve except with the prior written consent of the Water Authority; (iv) the grantee/applicant shall indemnify and keep indemnified the Government from and against all liability, damages, expenses, claims, costs, demands, charges, actions and proceedings of whatsoever nature the grantee/applicant, his servants, workmen and contractors in connection with any damage to the existing Government water mains; (v) the Water Authority and his officers and contractors, his or their workmen shall have free access at all times to the said area with necessary plant and vehicles for the purpose of 	<p>your Office.</p>

Item	Departmental Comments	The Applicant's Responses
	<p>laying, repairing and maintenance of water mains. All other services across, through or under the waterworks reserve are required to seek authorisation from the Water Authority; and</p> <p>(vi) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site; and</p>	

**Similar S.16 Applications for Temporary Public/Private Vehicle Park
in the Vicinity of the Application Site within “Village Type Development”
and “Agriculture” Zones in the Past Five Years**

Approved Applications

	Application No.	Uses/Developments	Date of Consideration
1.	A/NE-TKL/747	Proposed Temporary Private Vehicle Park (Excluding Container Vehicles) for a Period of 3 Years and Associated Filling of Land	19.7.2024
2.	A/NE-TKL/772 ^{\$}	Proposed Temporary Private Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years and Associated Filling of Land	6.12.2024 (Revoked on 6.6.2025)
3.	A/NE-TKL/797	Proposed Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	20.6.2025
4.	A/NE-TKL/817 ^{\$}	Proposed Temporary Private Car Park (Private Cars and Light Goods Vehicles) and Associated Filling of Land for a Period of 3 Years	7.11.2025

Remarks

^{\$} : Applications No. A/NE-TKL/772 and A/NE-TKL/817 involve the same site.

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- it is noted that no structure is proposed in the planning application. However, there is a temporary structure in Lot 1892 RP in D.D. 76 not covered by the planning application;
- there is no Small House application received at the application site (the Site); and
- his advisory comments are at **Appendix IV**.

2. Traffic

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

- no comment on the application; 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 point of view;
- the existing local access road next to the Site is not under the maintenance of HyD; and
- his advisory comments are at **Appendix IV**.

3. Drainage

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

- no objection to the application from the public drainage viewpoint;
- should the application be approved, a condition should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact on the adjacent areas. The drainage facilities should be properly maintained at all times during the planning approval period and rectified if they are found inadequate/ineffective during operation;
- the Site is in an area where public sewerage connection is not available. Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the applied use; and
- her advisory comments are at **Appendix IV**.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from the environmental perspective since no heavy vehicle or dusty operation are involved;
- no environmental complaint against the Site was received in the past three years; and
- his advisory comments are at **Appendix IV**.

5. Landscape

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

- no adverse comment on the application from the landscape planning perspective;
- based on the aerial photo taken in 2025 and site photos taken on 19.12.2025, the Site is situated in an area of rural inland plains landscape character comprising village houses, temporary structures, farmlands, vegetated areas and tree clusters. The Site is hard-paved with some vehicles parked on it. The applied use is considered not entirely incompatible with the landscape character of its surroundings. No distinctive landscape resources are observed within the Site. Significant adverse landscape impact arising from the application 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. Other Departments

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

- (a) Director of Fire Services (D of FS);
- (b) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- (c) Head of the Geotechnical Engineering Office, CEDD (H(GEO), CEDD); and
- (d) District Officer (North), Home Affairs Department (DO(N), HAD).

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):
 - (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. The proposed vehicular access for Lots 1894 S.A and 1894 RP in D.D. 76 will need to be passed through other private lots, the lot owner shall make their own arrangement; and
 - (ii) the following irregularity not covered by the planning application has been detected by his office:

structure within Lot 1892 RP in D.D. 76 not covered by the planning application

there is a structure within Lot 1892 RP in D.D. 76 not covered by the planning application. The lot owner should clarify whether it has been approved by a completed authority. His office reserves the rights to take necessary lease enforcement action against any breaches without further notice;

- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) the vehicular access leading to the Site from Sha Tau Kok Road is not managed by the Transport Department (TD). The applicant should seek comment from the responsible party; and
 - (ii) the warning signs on private roads shall comply with Code of Practice for Private Roads;
- (e) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the access arrangement and swept path analysis should be commented by the TD;
 - (ii) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and the nearby public roads; and
 - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;

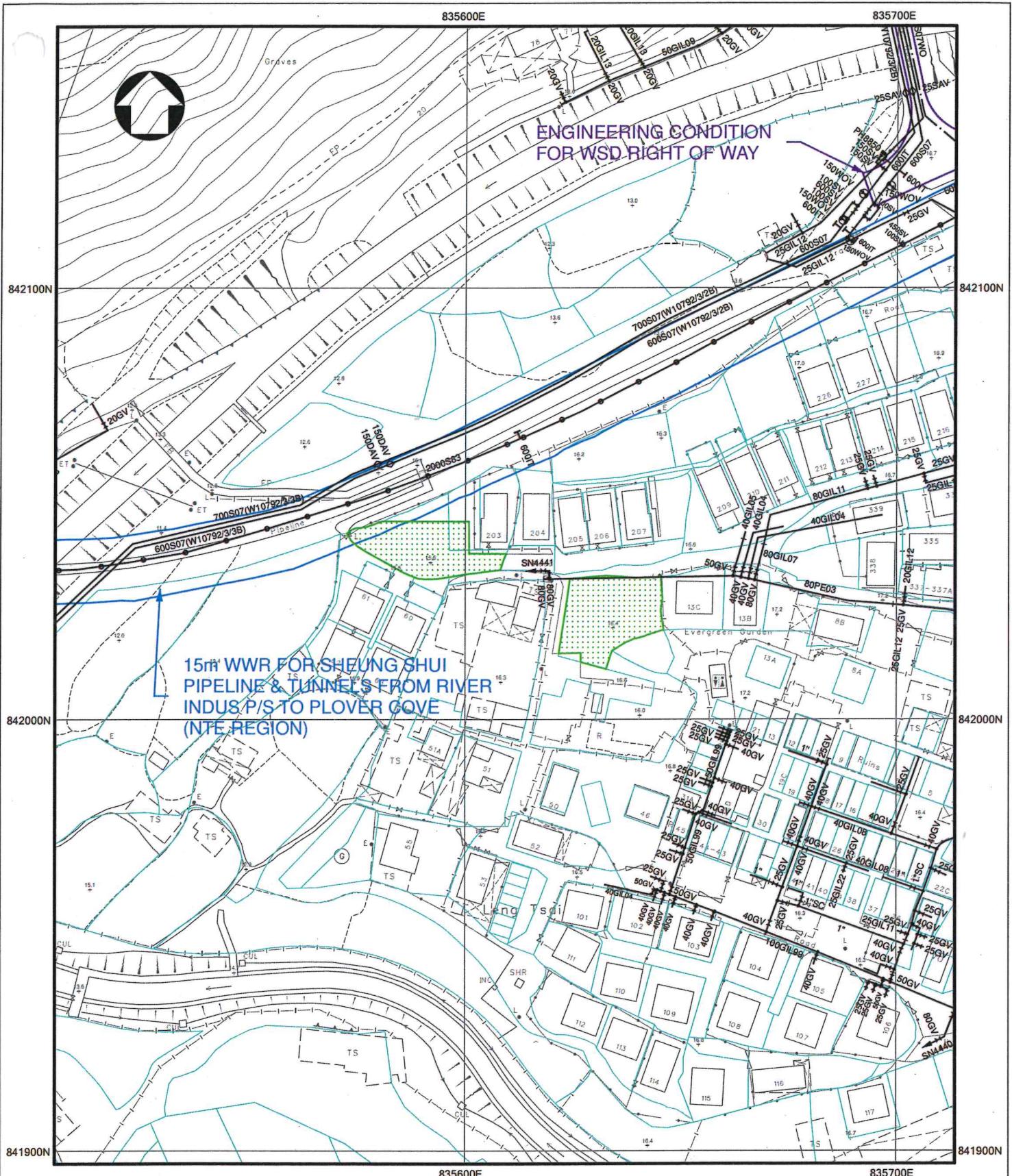
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the drainage facilities should be rectified if they are found inadequate/ineffective during operation;
 - (ii) the applicant should construct and maintain the proposed drainage facilities whether within or outside the Site at his own expense; and
 - (iii) the Site is in an area where public sewerage connection is not available. Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the applied use;
- (g) to note the comments of the Director of Environmental Protection (DEP) that the applicant should observe the requirements of the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site';
- (h) 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 felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (i) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
 - (i) existing water mains inside the Site as shown in the Mains Record Plan (**Attachment**) may be affected. The applicant is required to either divert or protect the water mains found on site;
 - (ii) if diversion is required, existing water mains inside the Site are needed to be diverted outside the site boundary of 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 applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence;
 - (iii) if diversion is not required, the following conditions shall apply:
 - (a) existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed;
 - (b) details of site formation works shall be submitted to the Director of Water Supplies (D of WS) for approval prior to commencement of works;

- (c) 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 the D of WS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
- (d) 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 the 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;
- (e) 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;
- (f) tree planting may be prohibited in the event that the D of WS considers that there is any likelihood of damage being caused to water mains; and

(iv) there is an existing 2000mm diameter raw water mains in vicinity of the Site. The site boundary should be revised to exclude the existing 15m Water Works Reserve for the 2000mm diameter raw water mains to avoid causing difficulty to the maintenance and repair works. If this request could not be entertained, the following conditions shall apply:

- (a) no structure shall be erected over this Waterworks Reserve and such area shall not be used for storage purposes except with the prior written consent of the Water Authority;
- (b) no tree planting shall be permitted within the Waterworks Reserve except with the prior written consent of the Waterworks Authority;
- (c) for the protection of the existing Government water mains, no blasting or pile driving works shall be carried out within the Waterworks Reserve except with the prior written consent of the Water Authority;
- (d) the grantee/applicant shall indemnify and keep indemnified the Government from and against all liability, damages, expenses, claims, costs, demands, charges, actions and proceedings of whatsoever nature the grantee/applicant, his servants, workmen and contractors in connection with any damage to the existing Government water mains;
- (e) the Water Authority and his officers and contractors, his or their workmen shall have free access at all times to the said area with necessary plant and vehicles for the purpose of laying, repairing and maintenance of water mains. All other services across, through or under the waterworks reserve are required to seek authorisation from the Water Authority; and

- (f) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site; and
- (j) to note the comment of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the applied use is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The 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, the applicant should be reminded that subject to the land use planning in the P&E Study, the applied use may need to be vacated for the site formation works.



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.	 	PART COPY OF FRESH WATER MAINS RECORD PLAN(S)		
			W67880/3-NW-24D & 3-SW-4B <hr/> FILE REF: (16) IN WSD/M/SP 3051/437/271S/19 PT.1 <hr/> REF. CODE: 52W25M SHEET 1 OF 1 SCALE 1:1200		

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

A/NE-TKL/825

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

簽署 Signature

日期 Date 29-12-2025

2

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

A/NE-TKL/825

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

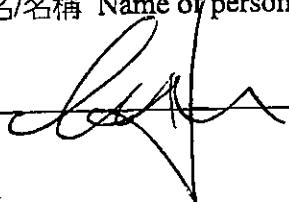
非常文好。一早就有
解決方案多謝政府

Very Good.

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

蔡碧明

簽署 Signature



日期 Date

29/12/2025

旗仔原居民代表

申請編號：TPB/A/NE-TKL/825

致：城市規劃委員會
 香港北角渣華道 333 號
 北角政府合署 15 樓

有關嶺仔村(丈量約份第 76 約地段 1894 號 A 分段 (部份)、1894 號餘段 (部份)
 及 1892 號餘段 (部份))
 之臨時公眾停車場規劃申請

本人得知申請人向城規會提交上述申請，因此特意寫信支持。停車場已存在並長期被嶺仔村的村民使用。嶺仔村長期欠缺地方作停車位，上述停車場可以幫助緩解這個問題，有助改善村內泊車問題，減少路旁違例泊車。

因此，本人懇請城規會盡快批准上述申請。

姓名: 劉永安 (新界鄉事委員會)
 (劉永安)

簽署: 劉永安



日期: 2026-01-20



申請編號 : TPB/A/NE-TKL/825

致 : 城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關嶺仔村(丈量約份第 76 約地段 1894 號 A 分段 (部份)、1894 號餘段 (部份)
及 1892 號餘段 (部份))
之臨時公眾停車場規劃申請

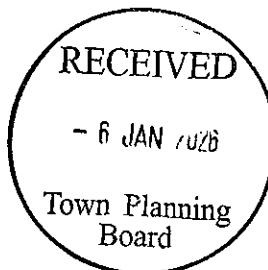
本人得知申請人向城規會提交上述申請，因此特意寫信支持。停車場已存在
並長期被嶺仔村的村民使用。嶺仔村長期欠缺地方作停車位，上述停車場可以幫
助緩解這個問題，有助改善村內泊車問題，減少路旁違例泊車。

因此，本人懇請城規會盡快批准上述申請。

姓名: 李國鳳 (新界西鄉事委員會主席)
簽署: 李國鳳



日期: 2 - 1 - 2020



申請編號：TPB/A/NE-TKL/825

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關嶺仔村(丈量約份第 76 約地段 1894 號 A 分段 (部份)、1894 號餘段 (部份)
及 1892 號餘段 (部份))
之臨時公眾停車場規劃申請

本人得知申請人向城規會提交上述申請，因此特意寫信支持。停車場已存在
並長期被嶺仔村的村民使用。嶺仔村長期欠缺地方作停車位，上述停車場可以幫助
緩解這個問題，有助改善村內泊車問題，減少路旁違例泊車。

因此，本人懇請城規會盡快批准上述申請。

姓名: 蔡聰明 原居氏代表

簽署: 蔡聰明

日期: 27/12/2025



申請編號：TPB/A/NE-TKL/825

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關嶺仔村(丈量約份第 76 約地段 1894 號 A 分段 (部份)、1894 號餘段 (部份)
及 1892 號餘段 (部份))
之臨時公眾停車場規劃申請

本人得知申請人向城規會提交上述申請，因此特意寫信支持。停車場已存在
並長期被嶺仔村的村民使用。嶺仔村長期欠缺地方作停車位，上述停車場可以幫
助緩解這個問題，有助改善村內泊車問題，減少路旁違例泊車。

因此，本人懇請城規會盡快批准上述申請。

姓名: 蔡國輝 林良
簽署: 蔡國輝
日期: 2025年1月28日



致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關嶺仔村(丈量約份第 76 約地段 1894 號 A 分段 (部份)、1894 號餘段 (部份)
及 1892 號餘段 (部份))
之臨時公眾停車場規劃申請

本人得知申請人向城規會提交上述申請，因此特意寫信支持。停車場已存在
並長期被嶺仔村的村民使用。嶺仔村長期欠缺地方作停車位，上述停車場可以幫
助緩解這個問題，有助改善村內泊車問題，減少路旁違例泊車。

因此，本人懇請城規會盡快批准上述申請。

姓名: 詹子衡 (居民代表)

簽署: 詹子衡

日期: 28/12/2025



申請編號：TPB/A/NE-TKL/825

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關嶺仔村(丈量約份第 76 約地段 1894 號 A 分段 (部份)、1894 號餘段 (部份)
及 1892 號餘段 (部份))
之臨時公眾停車場規劃申請

本人得知申請人向城規會提交上述申請，因此特意寫信支持。停車場已存在並長期被嶺仔村的村民使用。嶺仔村長期欠缺地方作停車位，上述停車場可以幫助緩解這個問題，有助改善村內泊車問題，減少路旁違例泊車。

因此，本人懇請城規會盡快批准上述申請。

姓名: 蔡文海 (村民)
簽署: 蔡文海
日期: 28/12/2026



申請編號：TPB/A/NE-TKL/825

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關嶺仔村(丈量約份第 76 約地段 1894 號 A 分段 (部份)、1894 號餘段 (部份)
及 1892 號餘段 (部份))
之臨時公眾停車場規劃申請

本人得知申請人向城規會提交上述申請，因此特意寫信支持。停車場已存在並長期被嶺仔村的村民使用。嶺仔村長期欠缺地方作停車位，上述停車場可以幫助緩解這個問題，有助改善村內泊車問題，減少路旁違例泊車。

因此，本人懇請城規會盡快批准上述申請。

姓名: 秦寶青 村民

簽署: Qian Baoqing

日期: 28-12-2025



申請編號：TPB/A/NE-TKL/825

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關嶺仔村(丈量約份第 76 約地段 1894 號 A 分段 (部份)、1894 號餘段 (部份)
及 1892 號餘段 (部份))
之臨時公眾停車場規劃申請

本人得知申請人向城規會提交上述申請，因此特意寫信支持。停車場已存在並長期被嶺仔村的村民使用。嶺仔村長期欠缺地方作停車位，上述停車場可以幫助緩解這個問題，有助改善村內泊車問題，減少路旁違例泊車。

因此，本人懇請城規會盡快批准上述申請。

姓名: Tom Sutcliffe (胡凡)

簽署: Tom Sutcliffe

日期: 28.12.25



致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關嶺仔村(丈量約份第 76 約地段 1894 號 A 分段 (部份)、1894 號餘段 (部份)
及 1892 號餘段 (部份))
之臨時公眾停車場規劃申請

本人得知申請人向城規會提交上述申請，因此特意寫信支持。停車場已存在
並長期被嶺仔村的村民使用。嶺仔村長期欠缺地方作停車位，上述停車場可以幫
助緩解這個問題，有助改善村內泊車問題，減少路旁違例泊車。

因此，本人懇請城規會盡快批准上述申請。

姓名: Wynn Wong 翁民

簽署: Wynn Wong

日期: 29-12-2025



申請編號：TPB/A/NE-TKL/825

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關嶺仔村(丈量約份第 76 約地段 1894 號 A 分段 (部份)、1894 號餘段 (部份)
及 1892 號餘段 (部份))
之臨時公眾停車場規劃申請

本人得知申請人向城規會提交上述申請，因此特意寫信支持。停車場已存在
並長期被嶺仔村的村民使用。嶺仔村長期欠缺地方作停車位，上述停車場可以幫
助緩解這個問題，有助改善村內泊車問題，減少路旁違例泊車。

因此，本人懇請城規會盡快批准上述申請。

姓名: 董少澤 <林君>

簽署: 董少澤

日期: 29-12-2005



致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關嶺仔村(丈量約份第 76 約地段 1894 號 A 分段 (部份)、1894 號餘段 (部份)
及 1892 號餘段 (部份))
之臨時公眾停車場規劃申請

本人得知申請人向城規會提交上述申請，因此特意寫信支持。停車場已存在並長期被嶺仔村的村民使用。嶺仔村長期欠缺地方作停車位，上述停車場可以幫助緩解這個問題，有助改善村內泊車問題，減少路旁違例泊車。

因此，本人懇請城規會盡快批准上述申請。

姓名: Ho Chi Sin (林錦生)

簽署: Ho Chi Sin

日期: 28.12.26



致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關嶺仔村(丈量約份第 76 約地段 1894 號 A 分段 (部份)、1894 號餘段 (部份)
及 1892 號餘段 (部份))
之臨時公眾停車場規劃申請

本人得知申請人向城規會提交上述申請，因此特意寫信支持。停車場已存在
並長期被嶺仔村的村民使用。嶺仔村長期欠缺地方作停車位，上述停車場可以幫
助緩解這個問題，有助改善村內泊車問題，減少路旁違例泊車。

因此，本人懇請城規會盡快批准上述申請。

姓名: 叶永林 居民

簽署: YUEN LIN

日期: 29 - 12 - 2026



致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關嶺仔村(丈量約份第 76 約地段 1894 號 A 分段 (部份)、1894 號餘段 (部份)
及 1892 號餘段 (部份))
之臨時公眾停車場規劃申請

本人得知申請人向城規會提交上述申請，因此特意寫信支持。停車場已存在
並長期被嶺仔村的村民使用。嶺仔村長期欠缺地方作停車位，上述停車場可以幫
助緩解這個問題，有助改善村內泊車問題，減少路旁違例泊車。

因此，本人懇請城規會盡快批准上述申請。

姓名: 張金樹 (居民)

簽署: 張金樹

日期: 28-12-2025



致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關嶺仔村(丈量約份第 76 約地段 1894 號 A 分段 (部份)、1894 號餘段 (部份)
及 1892 號餘段 (部份))
之臨時公眾停車場規劃申請

本人得知申請人向城規會提交上述申請，因此特意寫信支持。停車場已存在並長期被嶺仔村的村民使用。嶺仔村長期欠缺地方作停車位，上述停車場可以幫助緩解這個問題，有助改善村內泊車問題，減少路旁違例泊車。

因此，本人懇請城規會盡快批准上述申請。

姓名: 李志勇 (李虎)

簽署: _____

日期: 2025-12-29



致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關嶺仔村(丈量約份第 76 約地段 1894 號 A 分段 (部份)、1894 號餘段 (部份)
及 1892 號餘段 (部份))
之臨時公眾停車場規劃申請

本人得知申請人向城規會提交上述申請，因此特意寫信支持。停車場已存在
並長期被嶺仔村的村民使用。嶺仔村長期欠缺地方作停車位，上述停車場可以幫助
緩解這個問題，有助改善村內泊車問題，減少路旁違例泊車。

因此，本人懇請城規會盡快批准上述申請。

姓名: 傅曉云 (居民)

簽署: 傅曉云

日期: 28 - 12 - 2025



申請編號 : TPB/A/NE-TKL/825

致 : 城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關嶺仔村(丈量約份第 76 約地段 1894 號 A 分段 (部份)、1894 號餘段 (部份)
及 1892 號餘段 (部份))
之臨時公眾停車場規劃申請

本人得知申請人向城規會提交上述申請，因此特意寫信支持。停車場已存在
並長期被嶺仔村的村民使用。嶺仔村長期欠缺地方作停車位，上述停車場可以幫
助緩解這個問題，有助改善村內泊車問題，減少路旁違例泊車。

因此，本人懇請城規會盡快批准上述申請。

姓名: 李文基 (MR)

簽署: 李文基

日期: 28 - 12 - 2025



致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關嶺仔村(丈量約份第 76 約地段 1894 號 A 分段 (部份)、1894 號餘段 (部份)
及 1892 號餘段 (部份))
之臨時公眾停車場規劃申請

本人得知申請人向城規會提交上述申請，因此特意寫信支持。停車場已存在
並長期被嶺仔村的村民使用。嶺仔村長期欠缺地方作停車位，上述停車場可以幫
助緩解這個問題，有助改善村內泊車問題，減少路旁違例泊車。

因此，本人懇請城規會盡快批准上述申請。

姓名: 李加敏 居民

簽署: ✓

日期: 29 - 12 - 2025



致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關嶺仔村(丈量約份第 76 約地段 1894 號 A 分段 (部份)、1894 號餘段 (部份)
及 1892 號餘段 (部份))
之臨時公眾停車場規劃申請

本人得知申請人向城規會提交上述申請，因此特意寫信支持。停車場已存在
並長期被嶺仔村的村民使用。嶺仔村長期欠缺地方作停車位，上述停車場可以幫助
緩解這個問題，有助改善村內泊車問題，減少路旁違例泊車。

因此，本人懇請城規會盡快批准上述申請。

姓名: 叶玉兰 屋鳳

簽署: 叶玉兰

日期: 29-12-2052



致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關嶺仔村(丈量約份第 76 約地段 1894 號 A 分段 (部份)、1894 號餘段 (部份)
及 1892 號餘段 (部份))
之臨時公眾停車場規劃申請

本人得知申請人向城規會提交上述申請，因此特意寫信支持。停車場已存在
並長期被嶺仔村的村民使用。嶺仔村長期欠缺地方作停車位，上述停車場可以幫
助緩解這個問題，有助改善村內泊車問題，減少路旁違例泊車。

因此，本人懇請城規會盡快批准上述申請。

姓名: WONG KIN YI (村民)

簽署: WYK

日期: 27-12-2025



致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關嶺仔村(丈量約份第 76 約地段 1894 號 A 分段 (部份)、1894 號餘段 (部份)
及 1892 號餘段 (部份))
之臨時公眾停車場規劃申請

本人得知申請人向城規會提交上述申請，因此特意寫信支持。停車場已存在
並長期被嶺仔村的村民使用。嶺仔村長期欠缺地方作停車位，上述停車場可以幫助
緩解這個問題，有助改善村內泊車問題，減少路旁違例泊車。

因此，本人懇請城規會盡快批准上述申請。

姓名: 丘觀蘭 (居民)

簽署: 丘觀蘭

日期: 28/12/2025



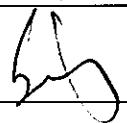
致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關嶺仔村(丈量約份第 76 約地段 1894 號 A 分段 (部份)、1894 號餘段 (部份)
及 1892 號餘段 (部份))
之臨時公眾停車場規劃申請

本人得知申請人向城規會提交上述申請，因此特意寫信支持。停車場已存在
並長期被嶺仔村的村民使用。嶺仔村長期欠缺地方作停車位，上述停車場可以幫助
緩解這個問題，有助改善村內泊車問題，減少路旁違例泊車。

因此，本人懇請城規會盡快批准上述申請。

姓名: CHOI LAI YING (村民)

簽署: 

日期: 27-12-2026



申請編號 : TPB/A/NE-TKL/825

致 : 城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關嶺仔村(丈量約份第 76 約地段 1894 號 A 分段 (部份)、1894 號餘段 (部份)
及 1892 號餘段 (部份))
之臨時公眾停車場規劃申請

本人得知申請人向城規會提交上述申請，因此特意寫信支持。停車場已存在
並長期被嶺仔村的村民使用。嶺仔村長期欠缺地方作停車位，上述停車場可以幫
助緩解這個問題，有助改善村內泊車問題，減少路旁違例泊車。

因此，本人懇請城規會盡快批准上述申請。

姓名: Choi Lai Chung (村民)

簽署: Colle

日期: 21 - 12 - 2025



申請編號：TPB/A/NE-TKL/825

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關嶺仔村(丈量約份第 76 約地段 1894 號 A 分段 (部份)、1894 號餘段 (部份)
及 1892 號餘段 (部份))
之臨時公眾停車場規劃申請

本人得知申請人向城規會提交上述申請，因此特意寫信支持。停車場已存在
並長期被嶺仔村的村民使用。嶺仔村長期欠缺地方作停車位，上述停車場可以幫
助緩解這個問題，有助改善村內泊車問題，減少路旁違例泊車。

因此，本人懇請城規會盡快批准上述申請。

姓名: 董宜綱

簽署: 董宜綱

日期: 29-12-2025



致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關嶺仔村(丈量約份第 76 約地段 1894 號 A 分段 (部份)、1894 號餘段 (部份)
及 1892 號餘段 (部份))
之臨時公眾停車場規劃申請

本人得知申請人向城規會提交上述申請，因此特意寫信支持。停車場已存在
並長期被嶺仔村的村民使用。嶺仔村長期欠缺地方作停車位，上述停車場可以幫助
緩解這個問題，有助改善村內泊車問題，減少路旁違例泊車。

因此，本人懇請城規會盡快批准上述申請。

姓名: 黃德民 (村民)

簽署: W

日期: 29-12-2025



tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月07日星期三 4:12
收件者: tpbpd/PLAND; Budget/TSYB
主旨: A/NE-TKL/825 DD 76 Leng Tsai Tsuen
類別: Internet Email

A/NE-TKL/825

Lots 1892 RP (Part), 1894 S.A (Part) and 1894 RP (Part) in D.D. 76, Leng Tsai Tsuen, Ta Kwu Ling

Site area: About 701.4sq.m

Zoning: "VTD" and "Agriculture"

Applied use: 21 Public Vehicle Park

Dear TPB Members,

So the authorities have finally got around to tackling this long existing parking scam.

"The Applicant has recently been advised that the subject existing village car park within the "V" and "AGR" zones requires planning permission from the TPB."

"already hard paved, easily accessible by vehicles, and mainly within the "V" zone. It only covers a small portion of "AGR" area which has mostly been paved and has long been used for the applied use"

No mention of provision of EV recharging that should be mandatory for all newly approved lots.

In view of the strained financial resources, hopefully FS has a process in place to ensure that these village parking lots are assessed for tax. The vehicles parked there use public roads that are funded by tax payers.

Mary Mulvihill