

此文件在 2026年 8月 1 日收到。城市規劃委員會
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。

1 8 AUG 2026

This document is received on _____.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

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

2602019

12/8

By Hand

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-7KL/851
	Date Received 收到日期	18 AUG 2026

- 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)	
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 1902 S.B ss.6, 1902 S.B ss.7 RP and 1902 S.B ss.8 (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	☒ Site area 地盤面積 785.6 sq.m 平方米 ☒ About 約 ☐ Gross floor area 總樓面面積 sq.m 平方米 ☐ 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 ☐ 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	A temporary village car park (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	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	☒ 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	 785.6 .....sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	 N/A .....sq.m ☐ 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 ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	 N/A .....sq.m ☐ About 約
Proposed gross floor area 擬議總樓面面積	 N/A .....sq.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)	
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	 24
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)			
(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	☒ 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)) Please see attached Planning Statement.	
	No 否	☐ 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) ☐	
(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	☐ Please provide details 請提供詳情	
	No 否	☒	
(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	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約	
	No 否	☒	
(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 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒

	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) Please see attached Planning Statement.
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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	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (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	☐ year(s) 年 ☐ month(s) 個月

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



CHAN TAT CHOI

Name in Block Letters
姓名（請以正楷填寫）

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

Managing Director

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

12.8.2026



(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 <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	Lots 1902 S.B ss.6, 1902 S.B ss.7 RP and 1902 S.B ss.8 (Part) in D.D. 76, Leng Tsai Village, Fanling 粉嶺嶺仔村丈量約份76約地段第1902號B分段第6小分段、第1902號B分段第7小分段餘段 及1902號B分段第8小分段 (部分)
Site area 地盤面積	785.6 sq. m 平方米 ☒ About 約 sq. m 平方米 ☐ 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	☒ 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 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 <u> </u> ☐ 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 ☐ Year(s) 年 <u> </u> ☐ Month(s) 月 <u> </u>
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	-- ☐ About 約 ☐ Not more than 不多於	-- ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	-- ☐ About 約 ☐ Not more than 不多於	-- ☐ About 約 ☐ 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	--	m 米 ☐ (Not more than 不多於)
		--	Storeys(s) 層 ☐ (Not more than 不多於)
	Non-domestic 非住用	--	m 米 ☐ (Not more than 不多於)
		--	Storeys(s) 層 ☐ (Not more than 不多於)
(iv) Site coverage 上蓋面積	-- % ☐ 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		24
	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) _____ _____		24
	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) _____ _____		--

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 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）	☐	☒
<u>Zoning and Location Plan, Site and Land Status Plan, Preliminary Swept Path Analysis</u>		
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,
Lots 1902 S.B ss.6, 1902 S.B ss.7 RP and 1902 S.B ss.8 (Part)
in D.D. 76, Leng Tsai Village, Fanling**

PLANNING STATEMENT



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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 24 cars parking spaces for a period of 3 years covering Lots 1902 S.B ss.6, 1902 S.B ss.7 RP and 1902 S.B ss.8 (Part) in D.D. 76, Leng Tsai Village, Fanling (the application site). The application site is about 785.6m² in area, and falls within an area zoned “Village Type Development” (“V”) and “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. The “AGR” portion within the site has long been 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. 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, drainage and water supplies 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 continued operation of the village car park to relieve the parking problem in Leng Tsai Village, and have positive impact on the traffic condition in the area by reducing 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 1902 號 B 分段第 6 小分段、第 1902 號 B 分段第 7 小分段餘段 及 1902 號 B 分段第 8 小分段 (部分) 內提供 24 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 785.6 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。當中位於「農業」地帶內的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、排水及供水造成不良影響，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

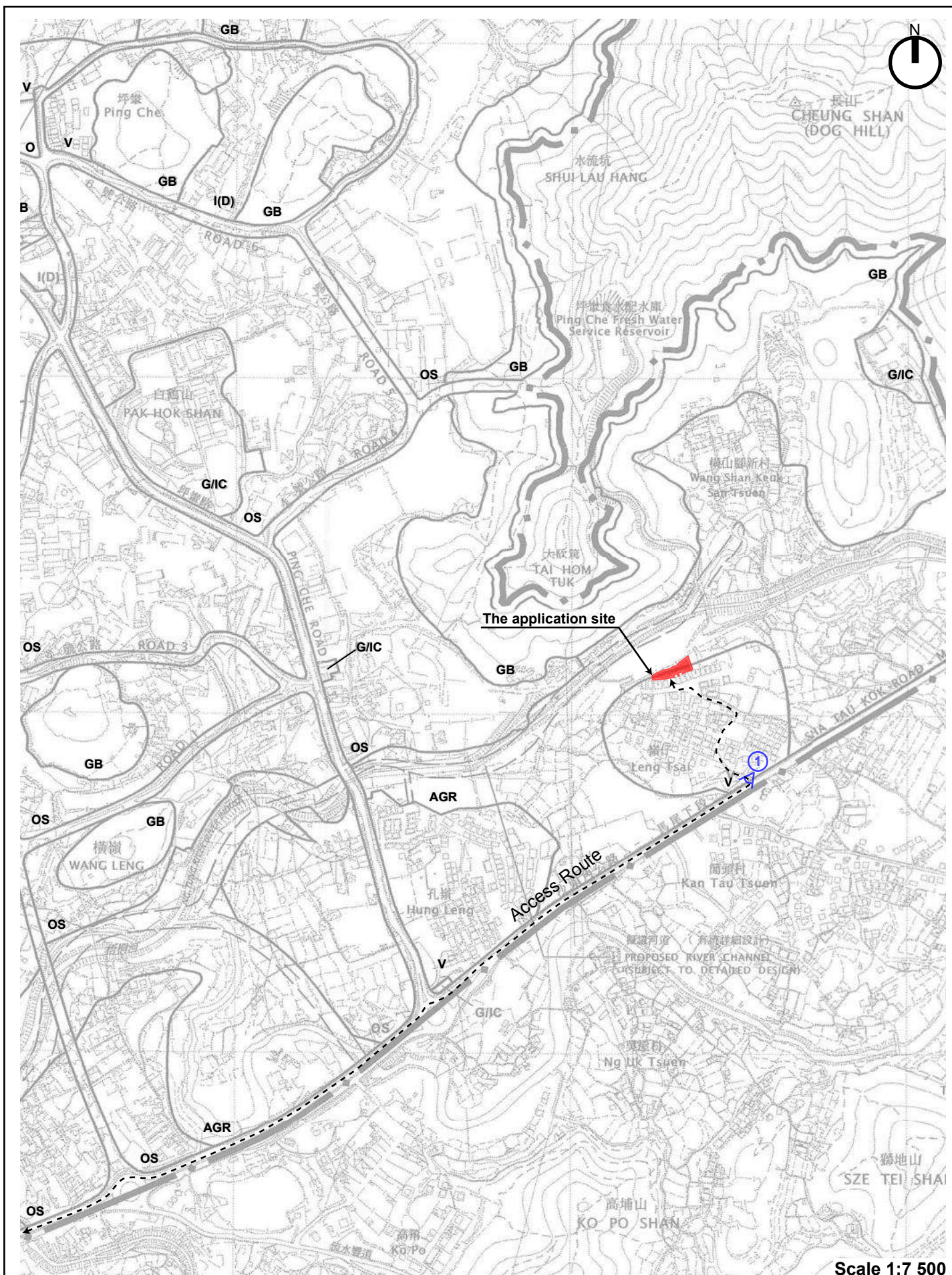
This section 16 (s.16) planning application is submitted by Toco Planning Consultants Limited on behalf of Rank Glory Development Limited (the Applicant). The Applicant seeks planning permission from the Town Planning Board (the Board / TPB) for the provision of temporary public vehicle park (private cars only) with 24 private cars parking spaces for a period of 3 years covering Lots 1902 S.B ss.6, 1902 S.B ss.7 RP and 1902 S.B ss.8 (Part) in D.D. 76, Leng Tsai Village, Fanling (the application site). The application site is about 785.6m² in area, and falls within an area zoned “Village Type Development” (“V”) and “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 on the traffic condition in the area by reducing 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) the “AGR” portion within the site has long been 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;
- (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 adverse impacts on the traffic, environmental, drainage and water supply aspects of 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 29.7.2026)

2. PLANNING BACKGROUND

2.1 Site and Adjacent Land Uses

The application site is located at the northern fringe of Leng Tsai Village, Fanling. It has a total area of about 785.6m². The site is an open, flat, and hard-paved area, and is occupied by the subject village car park and local track (**Photo 3** and **Photo 4**). 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

The application site falls within an area zoned “V” (about 50.8%) and “AGR” (about 49.2%) 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 1902 S.B ss.6, 1902 S.B ss.7 RP and 1902 S.B ss.8 (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.



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



Photo 2: Local track.



Photo 3: The western portion of the site.



Photo 4: The eastern portion of the site.



Photo 5: The application site and the surrounding area.



Site Photos

(View Points Shown on Plan A & Plan B)

(Prepared on 30.7.2026)

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 24 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 is around 3.8m – 6.7m.

No structure or kiosk will be erected on site and no electric vehicle (EV) charging facility will be provided. The existing local track within the site will be retained to ensure unimpeded vehicular access for the local residents. 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 exiting the site. Fencing will not be erected to allow villagers' easy access. A warning sign will be placed at the entrance of the village car park to ensure pedestrian safety (see example on the right).



(iii) **The Operation**

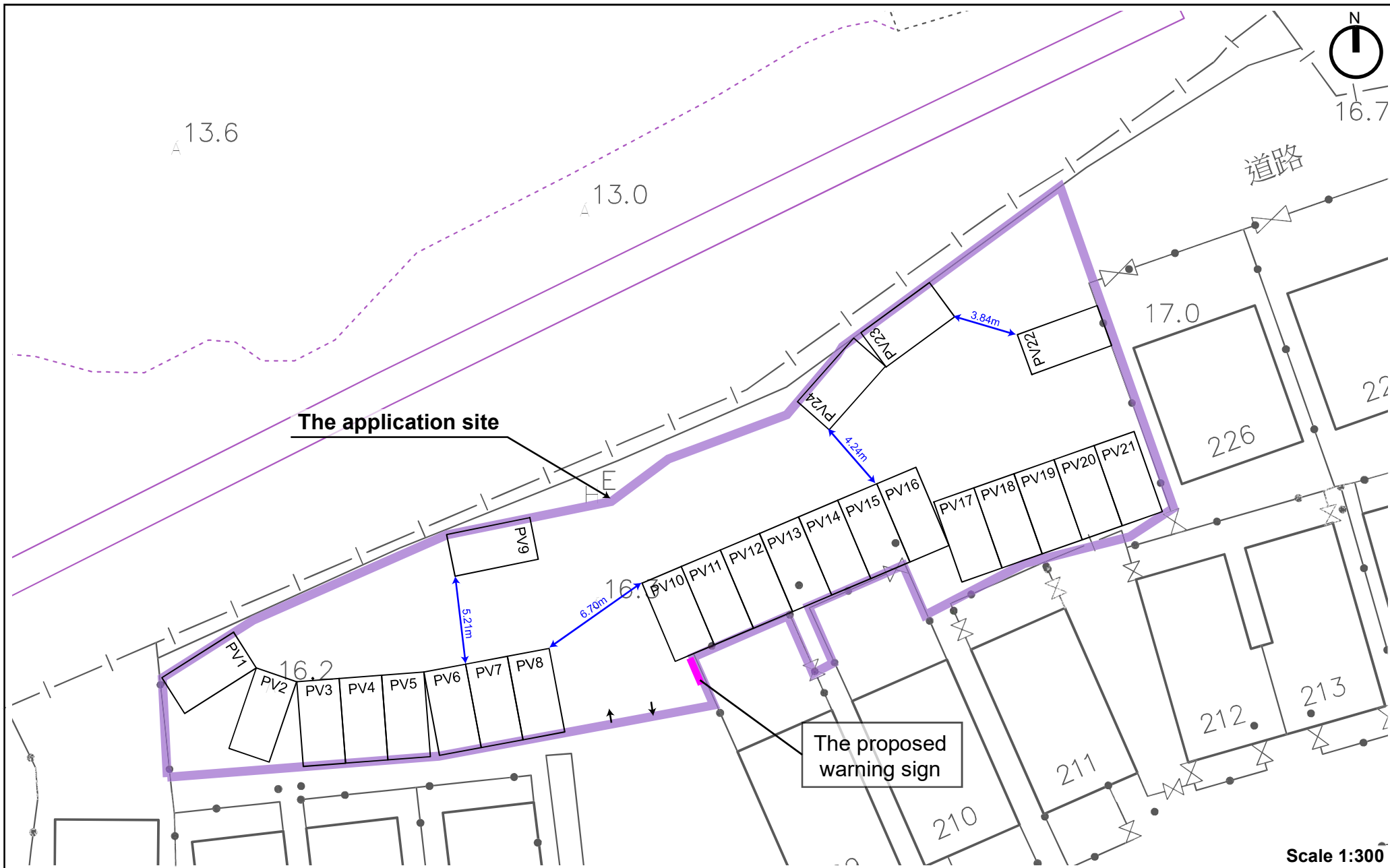
The operating hours of the village car park is 24 hours daily (including public holidays). In view of the small number of car parking spaces provided, the traffic generated from the small-scale development will be minimal.

(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.

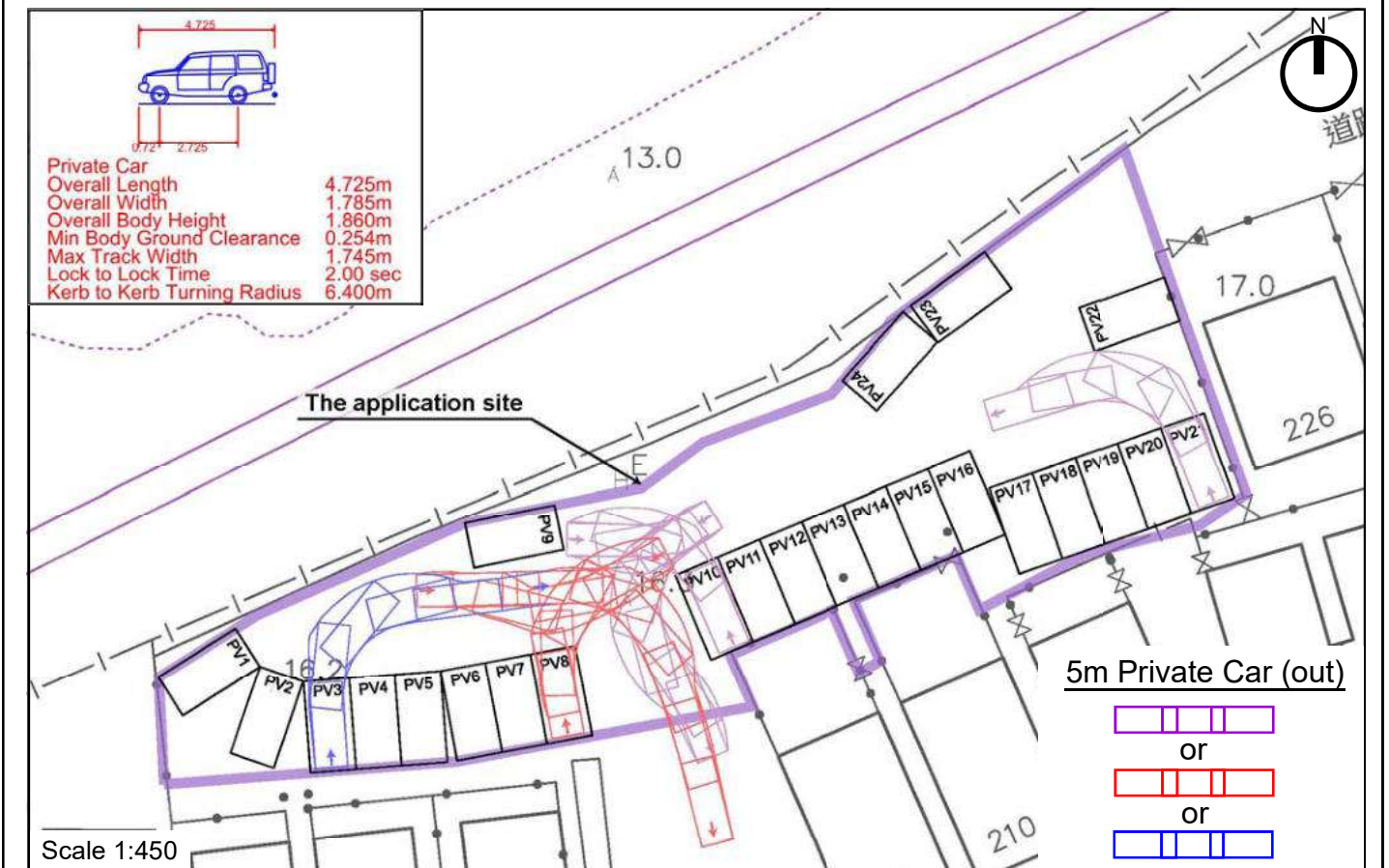
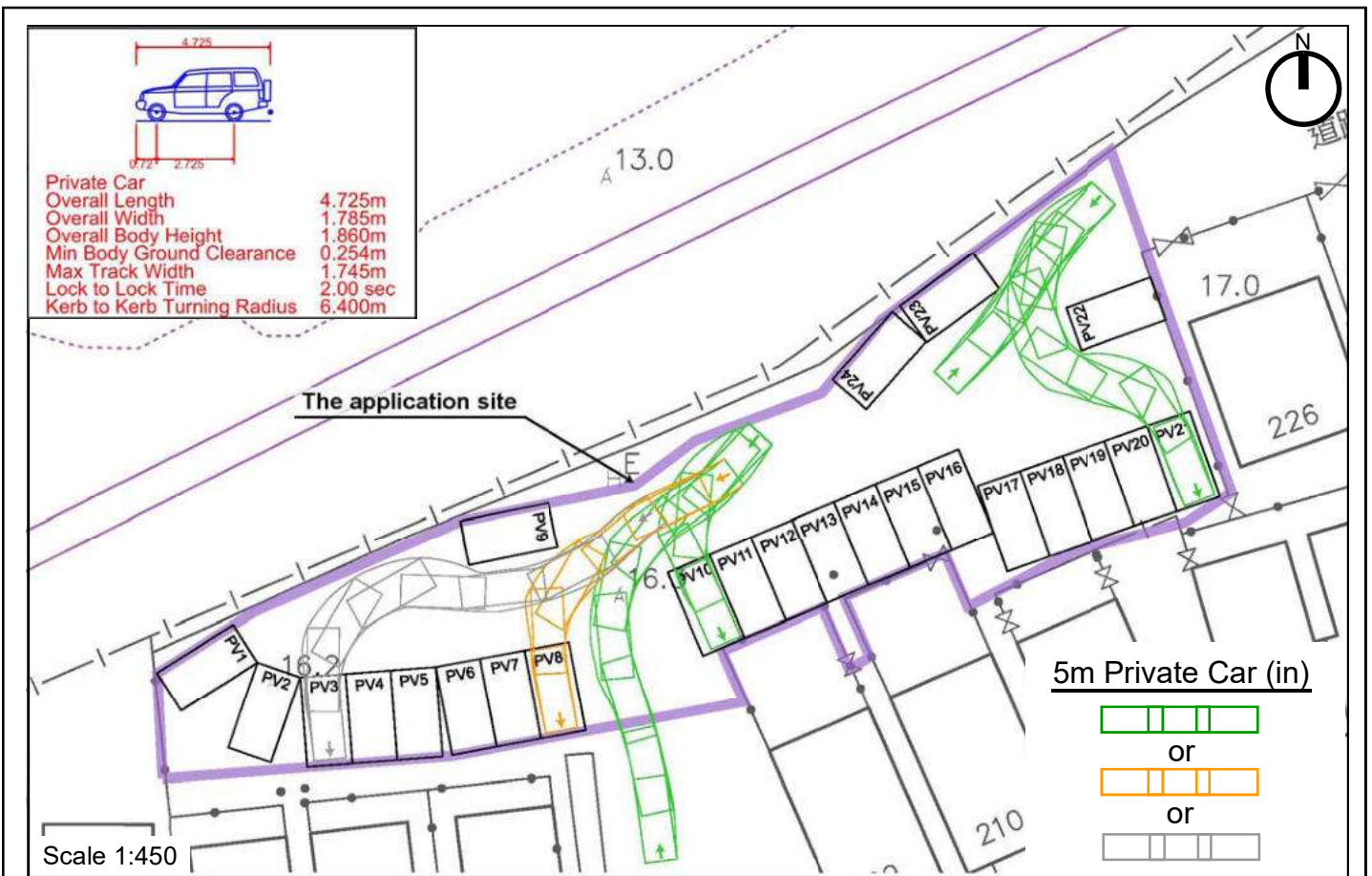
(v) **Environmental Consideration**

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 30.7.2026)



Plan D: Preliminary Swept Path Analysis

(Prepared on 30.7.2026)

4. PLANNING JUSTIFICATIONS

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 recognising 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 on 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 northern 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

The application site mainly 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 on 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 some portion 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 long been 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, 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 24 parking spaces will be minimal.



Scale 1:1 250



Plan E: Aerial Photo in March 2005

(Prepared on 29.7.2026)

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 24 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 that the parking spaces within the subject village car park has been rent and will rent only to villagers of Leng Tsai Village on a monthly basis, 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 24 pcu's in and 24 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 villages in the New Territories, 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. The Applicant will seek comments from the responsible party.

As a management of pedestrian facilities to ensure pedestrian safety, a warning sign will be placed at the entrance of the village car park to remind pedestrians to be aware of vehicle entry and exit to ensure pedestrian safety. The Applicant will ensure that the warning sign on private roads shall comply with Code of Practice for Private Road.



(Prepared on 30.7.2026)

(b) Minimum Environmental Impact

The application site will have no parking of heavy goods vehicles or container trucks. The Applicant will follow the “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the 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.

(c) Minimum Impact on Water Supply

It is noted that an existing water main falls within a very small part of the 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. Thus, the subject development will not affect the existing water mains, and diversion of the existing water mains within the site is not required. Relevant departments will have free access to the said area.

It is also noted that there is an existing 2000mm diameter raw water mains situated further north of the site. Nevertheless, the present application is intended to regularise the existing village car park with no construction work(s) to be carried out within the site. The site boundary cannot be revised, and the Applicant shall follow the conditions as recommended by relevant departments.

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 5 planning cases (i.e. Applications Nos. 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)) and A/NE-TKL/825 (No. 825)) approved by the Board within the past 6 years. Apart from involving “V” zone, four of the abovementioned cases (i.e. Nos. 700, 712, 747 and 825) 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, 747 and 825, 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 the nearby villages. For application Nos. 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 the subject car park could serve the local villagers in the area. 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” and “AGR” zones. Thus, approval of this application is in line with the TPB’s previous decision for similar approvals. The Applicant will comply with the relevant 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 1902 S.B ss.6, 1902 S.B ss.7 RP and 1902 S.B ss.8 (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 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) the “AGR” portion within the site has long been 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;
- (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 adverse impacts on the traffic, environmental, drainage and water supply aspects of 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.

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 1902 號 B 分段第 6 小分段、1902 號 B 分段第 7 小分段餘段
及 1902 號 B 分段第 8 小分段(部份))

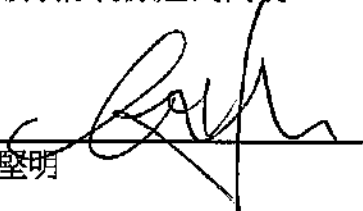
致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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

二零二六年七月十八日