

**Similar S.16 Applications for Temporary Public Vehicle Park
within “Village Type Development” and/or “Agriculture” Zones
in the Vicinity of the Application Site 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 Three Years and Associated Filling of Land	19.7.2024 (Revoked on 19.6.2026)
2.	A/NE-TKL/772 [#]	Proposed Temporary Private Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of Three Years and Associated Filling of Land	6.12.2024 (Revoked on 6.6.2025)
3.	A/NE-TKL/797	Temporary Public Vehicle Park (Private Cars Only) for a Period of Three Years	20.6.2025
4.	A/NE-TKL/817 [#]	Temporary Private Car Park (Private Cars and Light Goods Vehicles) and Associated Filling of Land for a Period of Three Years	7.11.2025
5.	A/NE-TKL/825	Proposed Temporary Public Vehicle Park (Private Cars Only) for a Period of Three Years	6.2.2026

Remarks

[#] : Applications No. A/NE-TKL/772 and 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 objection to the application;
- there is no Small House application approved or being processed at the Site; and
- his advisory comments are at **Appendix IV**.

2. Traffic

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

- no objection to the application;
- access road leading to the Site from Sha Tau Kok Road – Ma Mei Ha is not managed by her department. The applicant should seek consent from relevant land owners and/or maintenance authorities on using this access road;
- the provision of traffic signing and road marking on private road shall comply with the 'Code of Practice for Private Roads'; and
- her advisory comments are at **Appendix IV**.

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

- no in-principle objection to the application from highways maintenance point of view; and
- his advisory comments are at **Appendix IV**.

3. Drainage

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

- no objection to the application from public drainage viewpoint;
- should the application be approved, approval conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that the applied use will not cause adverse drainage impact on the adjacent areas. The drainage facilities should be properly maintained at all times during the planning approval period;
- the Site is in an area where public sewerage connection is not available; and
- her advisory comments are at **Appendix IV**.

4. **Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective since no heavy vehicle nor dusty operation is involved;
- no environmental complaints against the Site were 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 landscape planning perspective;
- based on the aerial photo taken in 2024, the Site was located in an area of rural inland plain landscape character comprising village houses, farmlands, vegetated areas, tree clusters and car parking areas. The proposed temporary use is considered not incompatible with the surrounding environment;
- with reference to the above aerial photo and site photos taken on 3.9.2026, the Site was formed and no tree were found within the Site. As stated in the Application Form, no tree felling will be involved; and
- in view of the above, significant adverse landscape impact arising from the application is not anticipated.

6. **Water Supplies**

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

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

7. **Other Departments**

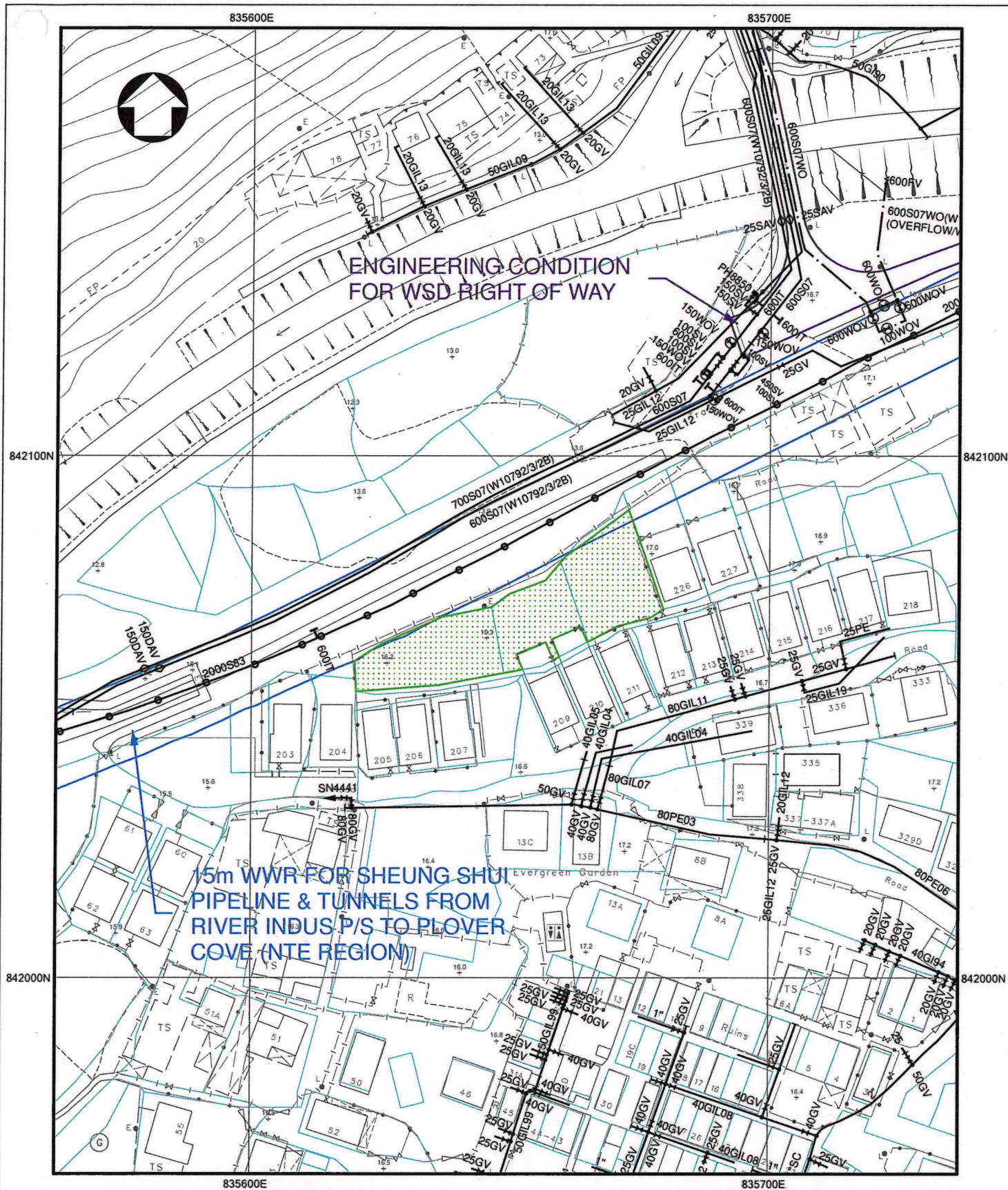
The following government departments have no objection to/no comments on the application:

- (a) Director of Fire Services (D of FS);
- (b) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (c) Project Manager (North), CEDD (PM(N), 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) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises several Old Schedule Agricultural Lots held under the Block Government Lease which contain the restriction that no structures are allowed to be erected without the prior approval of the Government. According to the vehicular access plan of the Planning Statement, the vehicular access is required to pass through other private lots. The applicant shall make his own arrangement; and
 - (ii) one of the private lots is covered by Letter of Approval (LoA) No. L5197 and Modification of Tenancy (MoT) No. 38255 for the purposes of agricultural storage (LoA) and domestic respectively;
- (c) to note the comments of the Commissioner for Transport (C for T) that no vehicle is allowed to queue back to or reverse onto/from public road at any time;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the proposed access arrangement of the Site should be commented and approved by the Transport Department;
 - (ii) HyD shall not be responsible for the maintenance of proposed access connecting the Site; and
 - (iii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) 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. The Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the applied use;
- (f) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the requirements of the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites'; and
- (g) to note the comments of the Chief Engineer/Construction, Water Services Department (CE/C, WSD) that:
 - (i) there is an existing 2000mm diameter raw water mains in vicinity of the Site (**Attachment**). The site boundary should be revised to exclude the existing 15m Waterworks Reserve for the 2000mm diameter raw water mains to avoid causing difficulty to the maintenance and repair works. If this request cannot be entertained, the following conditions shall also be imposed:

- 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;
- no tree planting shall be permitted within the Waterworks Reserve except with the prior written consent of the Water Authority;
- 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;
- 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;
- 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
- 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.



- | | |
|--------|---|
| NOTES: | <ol style="list-style-type: none"> 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. |
|--------|---|

SUBJECT SITE



PRIVATE LOT
BOUNDARY
(FOR REF. ONLY)



PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

W67880/3-NW-24D & 3-SW-4B

FILE REF: (17) IN WSD/M/SP 3051/437/154S/03 PT.1

REF. CODE: 35W26M

SHEET 1 OF 1

SCALE 1:1000



水 務 署
Water Supplies Department

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

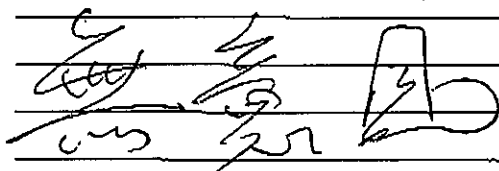
By e-mail : tpbpd@pland.gov.hk

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

A/NE-TKL/851

意見詳情 (如有需要，請另頁說明)

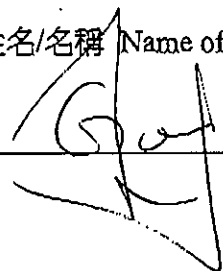
Details of the Comment (use separate sheet if necessary)



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

侯志強議員

簽署 Signature



日期 Date

2026.8.27

7

申請編號：A/NE-TKL/851

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))
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: 陳理明 (嶺仔村原居民代表)
簽署: [Signature]
日期: 25-8-2026



3
申請編號：A/NE-TKL/851

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))
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: 蔡文傑 (嶺仔村村民)
簽署: 蔡文傑
日期: 22-8-2026



申請編號：A/NE-TKL/851

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))
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: 蔡安壽

(嶺仔村村民)

簽署: [Signature]

日期: 22-8-2026



5
申請編號：A/NE-TKL/851

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))
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
簽署: Wylson
日期: 22-8-2026

(嶺仔村村民)



6
申請編號：A/NE-TKL/851

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

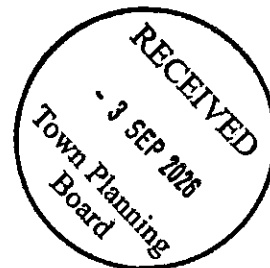
有關嶺仔村(丈量約份第 76 約地段第 1902 號 B 分段第 6 小分段、1902 號 B 分段第 7 小分段餘段及 1902 號 B 分段第 8 小分段(部份))
之臨時公眾停車場規劃申請

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: 蔡頌英
簽署: [Signature]
日期: 25-8-2016

(嶺仔村村民)



7
申請編號：A/NE-TKL/851

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))
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： 滕錫熙 (嶺仔村村民)

簽署： 

日期： 23-8-2026



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))
之臨時公眾停車場規劃申請

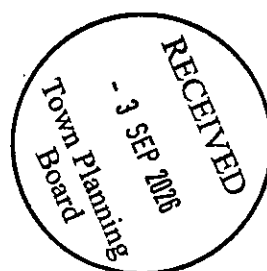
本人得知申請人向城規會提交上述申請，因此特意寫信支持。停車場已存在並長期被嶺仔村的村民使用。嶺仔村長期欠缺地方作停車位，上述停車場可以幫助緩解這個問題，有助改善村內泊車問題，減少路旁違例泊車。

因此，本人懇請城規會盡快批准上述申請。

姓名: 蔡穎彤 (嶺仔村村民)

簽署: [Signature]

日期: 22/8/2026



9
申請編號：A/NE-TKL/851

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))
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。

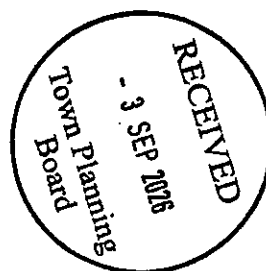
因此，本人懇請城規會盡快批准上述申請。

姓名: Choi Lai Ching

(嶺仔村村民)

簽署: [Signature]

日期: 25/8/2026



申請編號：A/NE-TKL/851

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))
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: 李伏兩 (嶺仔村村民)
簽署: [Signature]
日期: 22/8/2026



申請編號：A/NE-TKL/851

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))
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：

蔡文亮

(嶺仔村村民)

簽署：



日期：

31-8-2026



申請編號：A/NE-TKL/851

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))
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: 何志強 (嶺仔村居民)

簽署: Yenni

日期: 28-8-26



申請編號：A/NE-TKL/851

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))
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: 李新發

(嶺仔村居民)

簽署: 李新發

日期: 2006-8-22



申請編號：A/NE-TKL/851

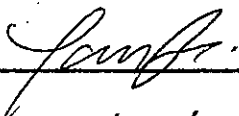
致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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))
之臨時公眾停車場規劃申請

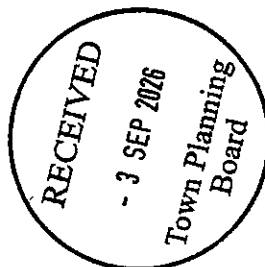
本人得知申請人向城規會提交上述申請，因此特意寫信支持。停車場已存在並長期被嶺仔村的村民使用。嶺仔村長期欠缺地方作停車位，上述停車場可以幫助緩解這個問題，有助改善村內泊車問題，減少路旁違例泊車。

因此，本人懇請城規會盡快批准上述申請。

姓名: 鄧詩鈺 (嶺仔村居民)

簽署: 

日期: 22/08/2026



15
申請編號：A/NE-TKL/851

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))
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: 陳冠衡 (嶺仔村居民)
簽署: [Signature]
日期: 22-6-2026



申請編號：A/NE-TKL/851

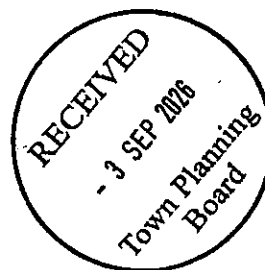
致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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))
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: [Signature] (嶺仔村居民)
簽署: [Signature]
日期: 23-8-2026



17
現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

ANR-TKL/851

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 4/19/26

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年09月13日星期日 1:49
收件者: tpbpd/PLAND
主旨: A/NE-TKL/851 DD 76 Leng Tsai Village, Fanling

類別: Internet Email

A/NE-TKL/851

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

Site area: About 785.6sq.m

Zoning: "VTD" and "Agriculture"

Applied use: 24 Public Vehicle Park

Dear TPB Members,

So, the authorities have finally got around to checking out this long established parking scam.

No EV charging to be provided even though it can be seen from the image that it should be quite easy to install.

On one hand we have the administration pledging: 2035 Goal: Stop new registrations of internal combustion engine (ICE) and hybrid private cars

But there is no mechanism in place to ensure that the parking facilities territory can accommodate the migration to EVs.

Mary Mulvihill