Previous S.16 Application

Approved Application

Application No.	Uses/Developments	Date of Consideration
A/NE-LYT/826	Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of Three Years	8.11.2024 [Revoked on 8.8.2026]

Similar S.16 Applications in the vicinity of the Application Site within/partly within the "Residential (Group C)" zone on the approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/19 in the Past Five Years

Approved Applications

	Application No.	Uses/ Development	Date of Consideration
1.	A/NE-LYT/752[1]	Temporary Private Vehicle Park for Private Car and Light Goods Vehicle (Excluding Container Vehicle) and Loading/Unloading for a Period of 3 Years	24.9.2021
2.	A/NE-LYT/775[2]	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years	31.3.2023 [revoked on 31.3.2024]
3.	A/NE-LYT/806[2]	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and associated Filling of Land	27.10.2023 [Revoked on 27.7.2025]
4.	A/NE-LYT/825	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 3 Years	20.9.2024 [Revoked on 20.6.2026]
5.	A/NE-LYT/834[1]	Renewal of Planning Approval for Temporary Private Vehicle Park for Private Car and Light Goods Vehicle (Excluding Container Vehicle) and Loading/Unloading for a Period of 3 Years	20.9.2024

Remarks

[1] Applications No. A/NE-LYT/752 and 834 involve the same application site.

[2] Application No. A/NE-LYT/775 is part of the application site of Application No. A/NE-LYT/806.

Government Departments' General Comments

1. Land Administration

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

- no objection to the application;
- the application site (the Site) comprises old schedule agricultural lots of Lots 807 S.E, 827 RP (part) and 828 RP all in D.D. 83 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. According to the plan attached to the planning application, the proposed vehicle access (ingress/egress) is required to pass through Dao Yang Road which comprises Government land (GL) and several private lots. There is no right of access via the GL granted to the Site and the applicant shall make their own arrangement for vehicular access over other private lots; and
- the Site is already being used for private car park.

2. Traffic

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

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

3. 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 are involved;
- there was no environmental complaint case related to the Site in the past three years; and
- his advisory comments are at **Appendix V**.

4. Drainage

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

- no objection in principle to the proposed development from the public drainage perspective provided that all existing drains/watercourse should be maintained and the overland flow from adjacent lands should not be affected;
- since the submitted drainage proposal is same as the one submitted via the previous planning application (No.: A/NE-LYT/826), her previous acceptance to the drainage proposal still remains valid;

- should the application be approved, conditions should be stipulated in the approval letter requiring the applicant to implement and maintain the proposed drainage facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and

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

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 (**Plan A-3**), the Site was located in an area of rural inland plain landscape character comprising warehouses, open storages, village houses, vegetated areas and tree clusters. The applied use is considered not incompatible with the surrounding environment; and

- with reference to the aerial photo and the site photos taken on 29.9.2026 (**Plan A-4**), the Site was formed and some vehicles were parked on it. No trees were observed within the Site. According to the Application Form (**Appendix I)**, no tree felling will be involved. Significant adverse landscape impact arising from the application is not anticipated.

6. Project Interface

Comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);

- no adverse comment on the application from project interface perspective; and

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

7. Other Departments

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

(a) Director of Fire Services (D of FS);
(b) District Officer (North), Home Affairs Department (DO(N), HAD);
(c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
(d) Director of Electrical & Mechanical Services (DEMS);
(e) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD); and
(f) Commissioner of Police (C of P).

Recommended Advisory Clauses

(a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);

(b) the applicant should note that if there is any further non-compliance with the approval condition(s) leading to revocation of the permission, sympathetic consideration may not be given to any further application;

(c) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that the Site comprises old schedule agricultural lots, namely Lots 807 S.E, 827 RP (part) and 828 RP all in D.D. 83, 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. According to the plan attached to the planning application, the proposed vehicle access (ingress/egress) is required to pass through Dao Yang Road which comprises Government land (GL) and several private lots. There is no right of access via the GL granted to the Site and the applicant shall make their own arrangement for vehicular access over other private lots;

(d) to note the comments of the Commissioner for Transport (C for T) that:

  (i) the local village access road leading to the Site from Sha Tau Kok Road – Lung Yeuk Tau and Dao Yang Road is not managed by the Transport Department. The applicant should obtain consent from relevant land owners and maintenance authorities on using these roads;

  (ii) all vehicles entering and exiting the Site shall route via Dao Yang Road connecting to Sha Tau Kok Road – Lung Yeuk Tau at any time during the planning approval period; and

  (iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;

(e) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:

  (i) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Sha Tau Kok Road – Lung Yeuk Tau. Presumably, the relevant departments will provide their comments, if any; and

  (ii) 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 Director of Environmental Protection (DEP) that the applicant should observe the requirements of the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department in order to minimise any possible environmental nuisances;

(g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:

  (i) the applicant should construct and maintain the proposed drainage facilities whether within or outside the Site at his own expense. The drainage facilities should be rectified if they are found inadequate/ineffective during operation; and

(ii) for any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other issues to public, the applicant shall submit technical assessment(s) in other aspect(s) and seek comment from relevant departments as necessary; and

(h) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the Site is located within the proposed Ta Kwu Ling New Development Area (TKL NDA)(formerly known as the New Territories North New Town (NTN New Town) under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. Based on the development proposal released in December 2024, and the Site falls outside the Priority Development Area of the TLK NDA. While the implementation programme of TKL NDA 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. The proposed use at the Site may need to be vacated for the site formation works.

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tpbpd/PLAND

寄件者: [redacted]
寄件日期: 2026年10月20日星期二 21:14
收件者: tpbpd/PLAND
副本: Shun Wo PANG/HAD
主旨: A/NE-LYT/881

類別: Internet Email

SmarTon... 9:11 VoLTE 35%

2026年10月20日
下午8:56

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-LYT/881

意見詳情 (如有需要，請另頁說明)
Details of the Comment (use separate sheet if necessary)

根據上述已於2016年申請了經營臨時私人停車場(A/NE-LYT/826)，當時的車輛數目是34個。今次的申請同樣是34個，是新增加的數目嗎？若果新增的數目34個，等於總數是68個，為數便不少。我知道這個停車場的車輛並不是只行駛道場路，日常也發出車輛經凱樂路駛至道場路的。如果以後所有車輛只從道場路進出該停車場，本村村民是不會反對的。倘若車輛由凱樂路進出該停車場，本村便一致反對。

「提意見人」姓名/名稱 Name of person/company making this comment WAN Kam Kiu Dilys

簽署 Signature Dilys Wan 日期 Date 20.10.2016

Magic 文字

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2

tpbpd/PLAND

寄件者: [redacted]
寄件日期: 2026年10月14日星期三 1:26
收件者: tpbpd/PLAND
主旨: A/NE-LYT/881 DD 83 Lung Yeuk Tau

類別: Internet Email

Dear TPB Members,

826 streamlined and 8 Nov 2024. Revoked 8 Aug 2026.

As members never taken any interest in comments made by the public, the implication is that they do not bother to read submissions and papers for the streamlined appplications.

The relationship with the larger parking lot should be questioned as drainage is an issue.

Mary Mulvihill

From: [redacted]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, May 8, 2024 1:39:27 AM
Subject: A/NE-LYT/826 DD 83 Lung Yeuk Tau

A/NE-LYT/826

Lots 807 S.E, 827 RP (Part) and 828 RP in D.D. 83, Lung Yeuk Tau, Fanling

Site area: About 900sq.m

Zoning: "Res (Group C)"

Applied use: 34 Private Vehicle Park

Dear TPB Members,

This is part of a larger parking lot.

Members should question why no previous application recorded and the status of the existing facility.

Mary Mulvihill

致城市規劃委員會秘書：
專人送遞或郵遞:香港北角渣華道 333 號北角政府合署 15 樓
傳真 : 2877 0245 或 2522 8426
電郵: tpbpd@pland.gov.hk

3

To : Secretary, Town Planning Board
By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong
By Fax : 2877 0245 or 2522 8426
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/NE-LYT/881

意見詳情 (如有需要，請另頁說明)
Details of the Comment (use separate sheet if necessary)

無意見

「提意見人」姓名/名稱 Name of person/company making this comment 侯志、張議道

簽署 Signature _____ 日期 Date 2026.9.30

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
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電郵: tpbpd@pland.gov.hk

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A/NE-LYT/881

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 13 / 10 / 2016