2026年 9月 2 4日
此文件在_____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。

This document is received on 24 SEP 2026.
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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-LYT/883
	Date Received 收到日期	24 SEP 2026

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」)秘書收。

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 樓及新界沙田上禾輋路 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。

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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)

Hong Kong Big Bee Green Energy Technology Limited 香港大黃蜂新能源科技有限公司

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)

R-riches Planning Limited 盈卓規劃有限公司

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 869 S.E, 869 S.F, 870 RP (Part), 871 and 2141 RP (Part) in D.D. 83, Lung Yeuk Tau, Fanling, New Territories
(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 3,565 sq.m 平方米 ☑About 約 ☑Gross floor area 總樓面面積 72 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）	N/A 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 Lung Yeuk Tau & Kwan Tei South OZP No. S/NE-LYT/19
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" and "Residential (Group C)" Zones
(f) Current use(s) 現時用途	Vacant (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 03/08/2026 - 17/08/2026 (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 19/08/2026 (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 Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☑ year(s) 年 ..... 3 ..... ☐ month(s) 個月 .....

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	3,493 sq.m ☑About 約
Proposed covered land area 擬議有上蓋土地面積	72 sq.m ☐About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	2
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	72 sq.m ☐About 約
Proposed gross floor area 擬議總樓面面積	72 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)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES, OFFICE AND WASHROOM	36 m^2 (ABOUT)	36 m^2 (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES, OFFICE AND WASHROOM	36 m^2 (ABOUT)	36 m^2 (ABOUT)	3 m (ABOUT)(1-STOREY)
	TOTAL	72 m^2 (ABOUT)	72 m^2 (ABOUT)	

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	4
Motorcycle Parking Spaces 電單車車位	N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	4
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A
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	N/A
Coach Spaces 旅遊巴車位	N/A
Light Goods Vehicle Spaces 輕型貨車車位	N/A
Medium Goods Vehicle Spaces 中型貨車車位	N/A
Heavy Goods Vehicle Spaces 重型貨車車位	N/A
Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間
09:00 to 19:00 daily.

(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)) Accessible from Sha Tau Kok Road - Lung Yeuk Tau via Dao Yang Road and Hai Wing Road. ☐ 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）
		No 否	☐

(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 3,565 (total) - 2,647 (within "AGR" zone) Area of filling 填土面積 ..... sq.m 平方米 ☑About 約 Depth of filling 填土厚度 not more than 0.2 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	Yes 會 ☐	No 不會 ☑
		On traffic 對交通	Yes 會 ☐	No 不會 ☑
		On water supply 對供水	Yes 會 ☐	No 不會 ☑
		On drainage 對排水	Yes 會 ☐	No 不會 ☑
		On slopes 對斜坡	Yes 會 ☐	No 不會 ☑
		Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☑
		Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☑
		Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☑
		Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☑
		Others (Please Specify) 其他 (請列明)	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) ....

(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 refer to the supplementary 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

Michael WONG

Name in Block Letters 姓名（請以正楷填寫）

Position (if applicable) 職位 （如適用）

Professional Qualification(s) 專業資格
☐ Member 會員 / ☐ Fellow of 資深會員
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會/ ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
Others 其他 .....

on behalf of 代表 R-riches Planning Limited 盈卓規劃有限公司

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

Date 日期 14/09/2026 (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 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 869 S.E, 869 S.F, 870 RP (Part), 871 and 2141 RP (Part) in D.D. 83, Lung Yeuk Tau, Fanling, New Territories
Site area 地盤面積	3,565 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Lung Yeuk Tau & Kwan Tei South OZP No. S/NE-LYT/19
Zoning 地帶	"Agriculture" and "Residential (Group C)" Zones
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 3 ☐ Month(s) 月 _____ ☐ 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 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

(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	N/A	☐ About 約 ☐ Not more than 不多於	N/A ☐About 約 ☐Not more than 不多於
	Non-domestic 非住用	72	☑ About 約 ☐ Not more than 不多於	0.02 ☑About 約 ☐Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A		
	Non-domestic 非住用	2		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A		m 米 ☐ (Not more than 不多於)
		N/A		Storeys(s) 層 ☐ (Not more than 不多於)
	Non-domestic 非住用	3 (about)		m 米 ☐ (Not more than 不多於)
		1		Storeys(s) 層 ☐ (Not more than 不多於)
(iv) Site coverage 上蓋面積		2	%	☑ 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	8
	Private Car Parking Spaces 私家車車位	4
	Motorcycle Parking Spaces 電單車車位	N/A
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	4
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A
	Others (Please Specify) 其他 (請列明) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	N/A
	Taxi Spaces 的士車位	N/A
	Coach Spaces 旅遊巴車位	N/A
	Light Goods Vehicle Spaces 輕型貨車車位	N/A
	Medium Goods Vehicle Spaces 中型貨車位	N/A
	Heavy Goods Vehicle Spaces 重型貨車車位	N/A
	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）	☐	☑
Plans showing location/zoning/land status/filling of land of/at the Site; and 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。

Supplementary Statement

1) Background

1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 869 S.E, 869 S.F, 870 RP (Part), 871 and 2141 RP (Part) in D.D. 83, Lung Yeuk Tau, Fanling, New Territories* (the Site) for **'Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years'** (the proposed development) (**Plans 1** to **3**).

1.2 The applicant, who operates a taxi fleet called Big Bee Taxi, intends to operate the proposed development to provide space for vehicle showroom and vehicle trading/renting services.

2) Planning Context

2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") and "Residential (Group C)" ("R(C)") on the Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/19 (**Plan 2**). According to the Notes of the OZP, the applied use is neither a Column 1 nor 2 use within the "AGR" zone, whilst is a Column 2 use within the "R(C)" zone, which requires planning permission from the Board.

2.2 The proposed development is considered not incompatible with the surrounding areas, which are dominated by public housing development, residential dwellings, temporary structures, parking of vehicle, workshop, warehouse, etc. Despite falling within the "AGR" zone, the Site has been left vacant without agricultural activities. Besides, there is no known residential development programme at the "R(C)" zone. Therefore, approval of the application on a temporary basis would not frustrate the long-term planning intentions of the "AGR" and "R(C)" zones and can better utilise precious land resources in the New Territories.

2.3 A similar application for the same applied use No. A/NE-LYT/854 was approved by the Board in September 2025 on a temporary basis for a period of 3 years within the same "AGR" zone on the OZP. Therefore, approval of the current application is in line with previous decisions of the Board and would not set an undesirable precedent.

3) Development Proposal

3.1 The Site occupies an area of 3,565 m^2 (about) (**Plan 3**). 2 nos. of temporary structure are proposed at the Site for shop and services, office and washroom with total gross floor area (GFA) of 72 m^2 (about) (**Plan 4**). The ancillary office is intended to provide indoor workspace

for staff to support the daily operation of the proposed development. The remaining open area will be used for vehicle parking spaces, pedestrian circulation area, and vehicle displaying area. The proposed operation hours are from 09:00 to 18:00 daily, including Sundays and public holidays. In terms of the operation, about 60-70 vehicles will be displayed at the Site. It is estimated that there will be a maximum of about 10 visitors per day and about 3 members of staff on the Site. Detailed development parameters are shown at **Table 1** below.

Table 1 – Major development parameters

Site area	3,565 m^2 (about)
Covered area	72 m^2 (about)
Uncovered area	3,493 m^2 (about)
Plot ratio	0.02 (about)
Site coverage	2% (about)
No. of structure	2
GFA - *Domestic GFA* - *Non-domestic GFA*	72 m^2 (about) *Not applicable* *72 m^2 (about)*
Building height	3 m (about)
No. of storey	1

3.2 Currently, the "R(C)" portion of the Site (i.e. about 918 m^2) is hard-paved with concrete and gravel of not more than 0.2 m in depth; whereas the "AGR" portion of the Site is partly hard-paved (i.e. about 1,029 m^2) with concrete and gravel of not more than 0.2 m in depth, and partly of soil ground (i.e. about 1,618 m^2). The site level of the paved portion is at +12.2 mPD whilst that of the unpaved portion is at +12.0 mPD. According to the Notes of the OZP, any filling of land within the "AGR" zone shall not be undertaken on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Board.

3.3 The current application serves to regularise the existing filling of land within the "AGR" zone, as well as to propose filling of land with concrete and gravel of not more than 0.2 m in depth on the soil ground. Upon completion, the site level of the entire site will be at +12.2 mPD. This is to facilitate a flat surface for the erection of structures and the provision of vehicle displaying, parking and circulation area, which is considered necessary and has been kept to a minimum for the operation of the proposed development. Upon expiry of the planning permission, the applicant will reinstate the Site into an amenity area.

3.4 The Site is accessible from Sha Tau Kok Road – Lung Yeuk Tau via Dao Yang Road and Hai Wing Road (**Plan 1**). An 8 m-wide (about) vehicular ingress/egress is proposed at the northern periphery. A total of 8 parking spaces is provided at the Site. Details of their provisions are shown at **Table 2** below.

Table 2 – Parking and L/UL provisions

Type of space	**No. of space**
Parking space for private cars (PC) - *2.5 m (W) x 5 m (L)*	4
Parking space for light goods vehicles (LGV) - *3.5 m (W) x 7 m (L)*	4

3.5 Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian/road safety. As the estimated trip generated/attracted by the proposed development is expected to be minimal, the adverse traffic impact to the surrounding road network is not anticipated. Details of the trip generation/attraction are shown at **Table 3** below.

Table 3 – Estimated trip generation/attraction

Time period	**Estimated trip generation/attraction**				
	PC		**LGV**		**2-way total**
	In	**Out**	**In**	**Out**	
Trips at AM peak per hour (09:00 – 10:00)	2	0	1	0	3
Trips at PM peak per hour (17:00 – 18:00)	0	2	0	1	3
Average trip per hour (10:00 – 17:00)	2	2	1	1	6

3.6 No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, are allowed to be parked/stored on or enter/exit the Site at all times during the planning approval period.

3.7 No open storage, storage of dangerous and dusty goods, storage of unlicensed vehicle, car beauty, washing, cleansing, paint-spaying, repairing, dismantling or other workshop activities will be involved at the Site at any time during the approval period of the planning permission.

3.8 2.5 m high solid metal wall will be provided along the site boundary to minimise the potential nuisance to the surroundings. The boundary wall will be installed properly by licensed contractor to prevent misalignment, so as to ensure that there is no gap or slit on the boundary wall.

3.9 The applicant will strictly comply with all environmental protection/pollution control ordinances i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period. No public announcement system or any form of audio amplification system will be used at the Site during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest the *'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites'* issued by the Environmental Protection Department (EPD) to minimise the potential adverse environmental impacts and nuisance to the surrounding area.

3.10 The applicant will follow the good practices stated in the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on water quality of nearby watercourses. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be properly maintained, and the deposited silt/grit will be removed regularly at the start and end of rainstorm to ensure that these facilities are always operational. The applicant will also continue to implement good practices under *ProPECC PN 1/23* when maintaining the on-site drainage system at the Site.

4) Conclusion

4.1 Significant nuisance to the surrounding areas arising from the proposed development is not anticipated. Upon obtaining relevant planning permission, the applicant will submit proposals in relation to fire safety and drainage aspects to mitigate any potential adverse impact that would have arisen from the proposed development.

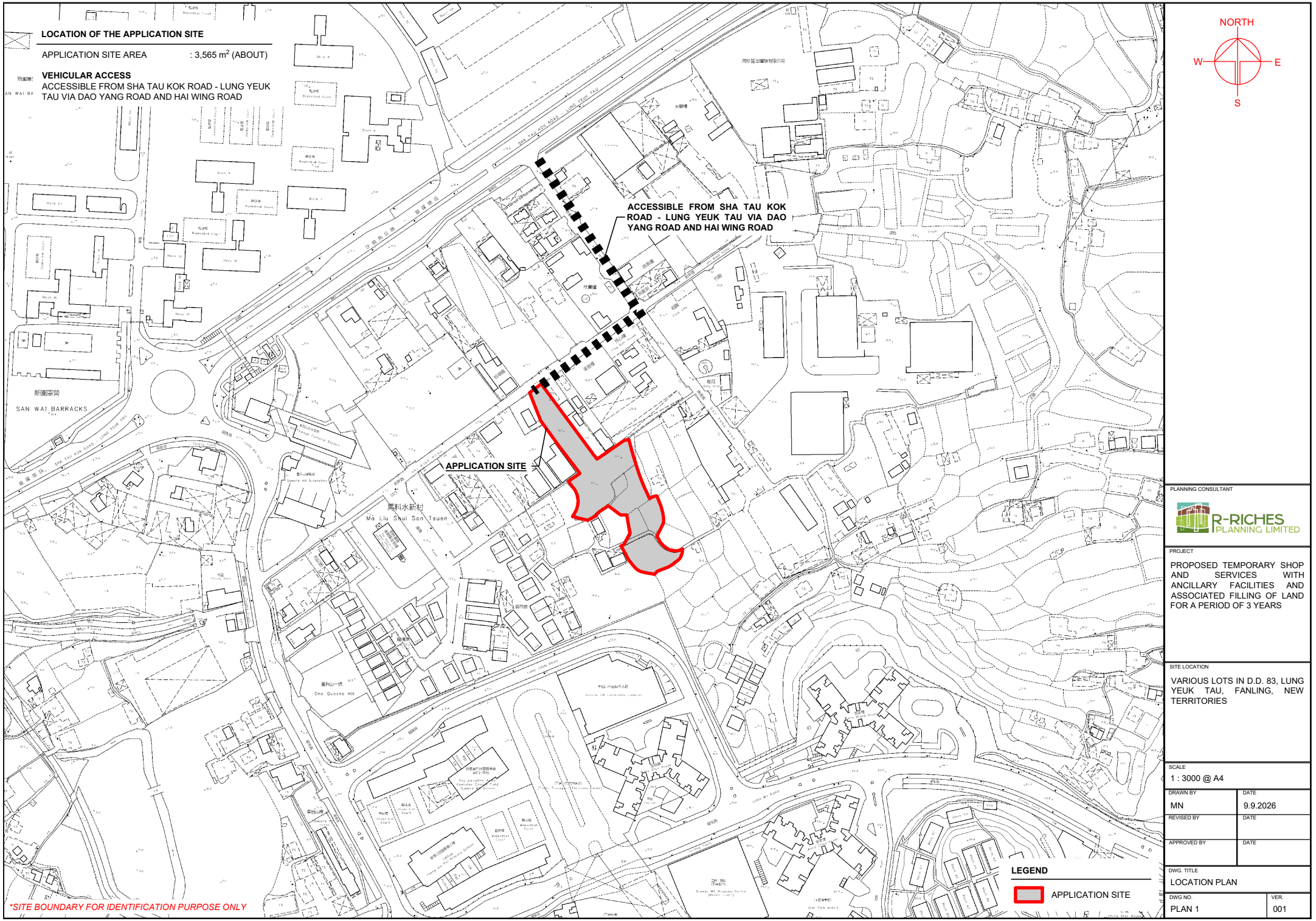
4.2 In view of the above, the Board is hereby respectfully recommended to **approve** the subject application for '**Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

R-riches Planning Limited

September 2026

LIST OF PLANS

Plan 1	Location plan
Plan 2	Zoning plan
Plan 3	Land status plan
Plan 4	Layout plan
Plan 5	Filling of land at the Site
Plan 6	Swept path analysis



PLANNING CONSULTANT

R-RICHES PLANNING LIMITED

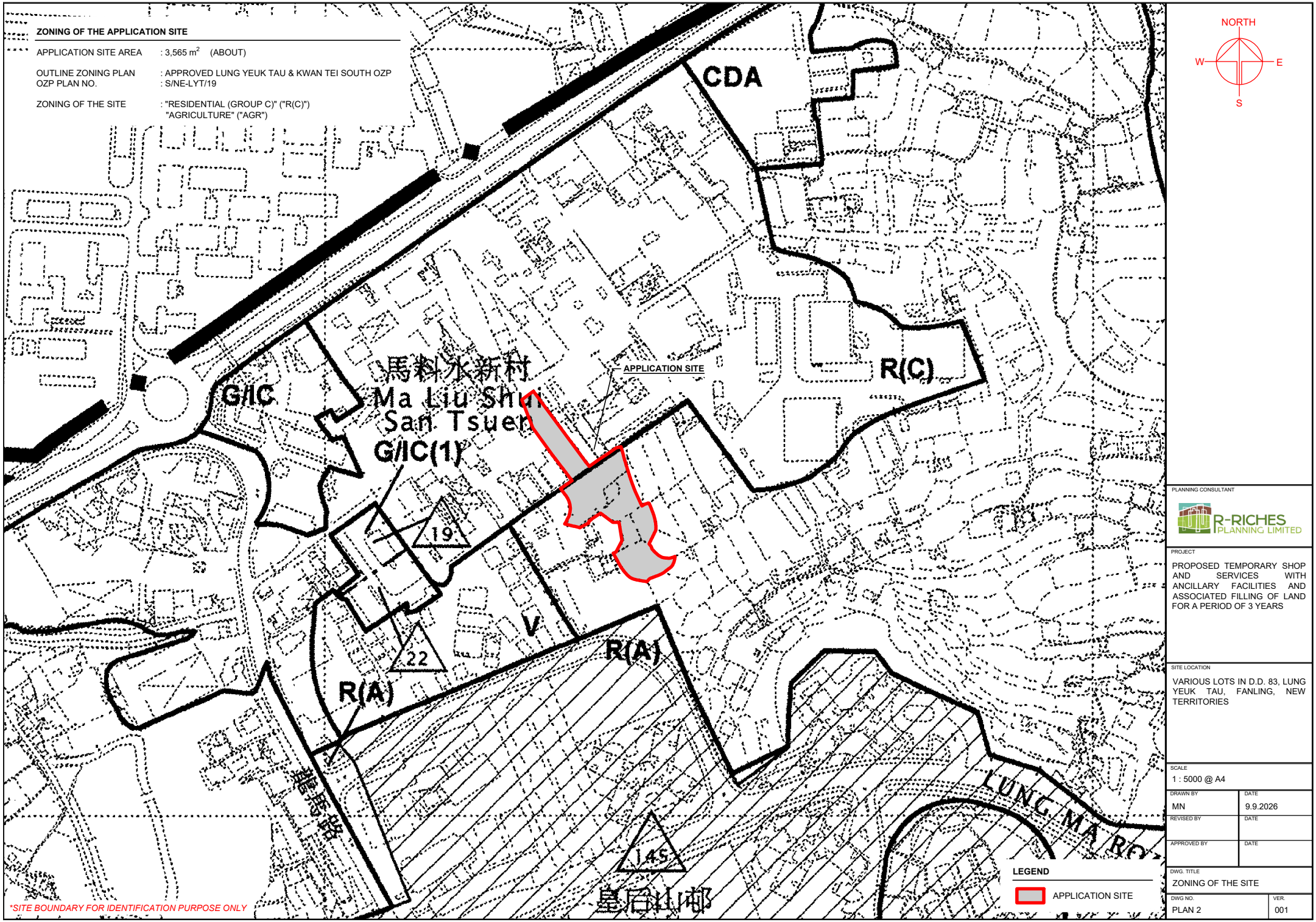
PROJECT

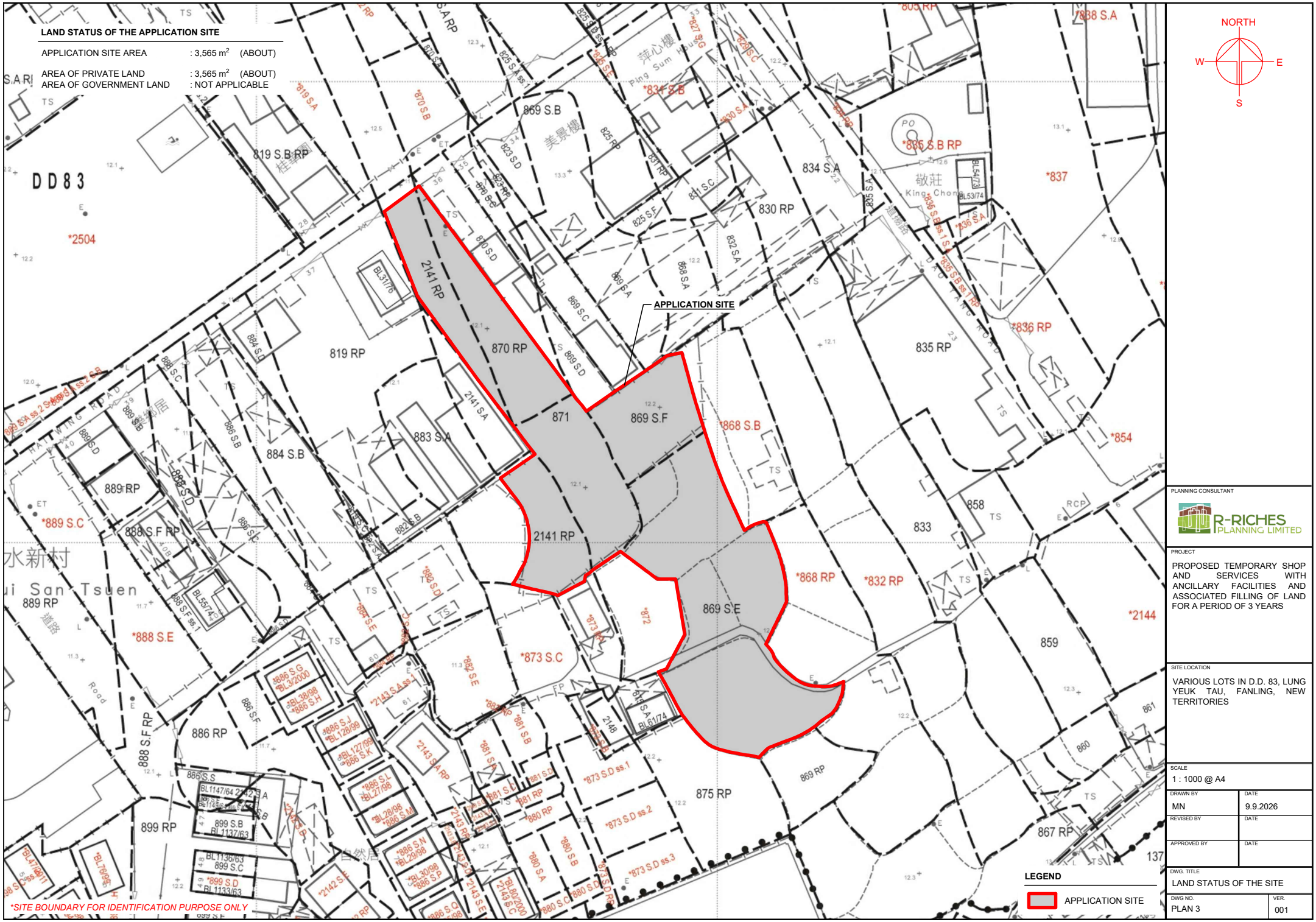
PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 83, LUNG YEUK TAU, FANLING, NEW TERRITORIES

SCALE	1 : 3000 @ A4
DRAWN BY	MN
DATE	9.9.2026
REVISED BY	
DATE	
APPROVED BY	
DATE	
DWG. TITLE	LOCATION PLAN
DWG NO.	PLAN 1
VER.	001

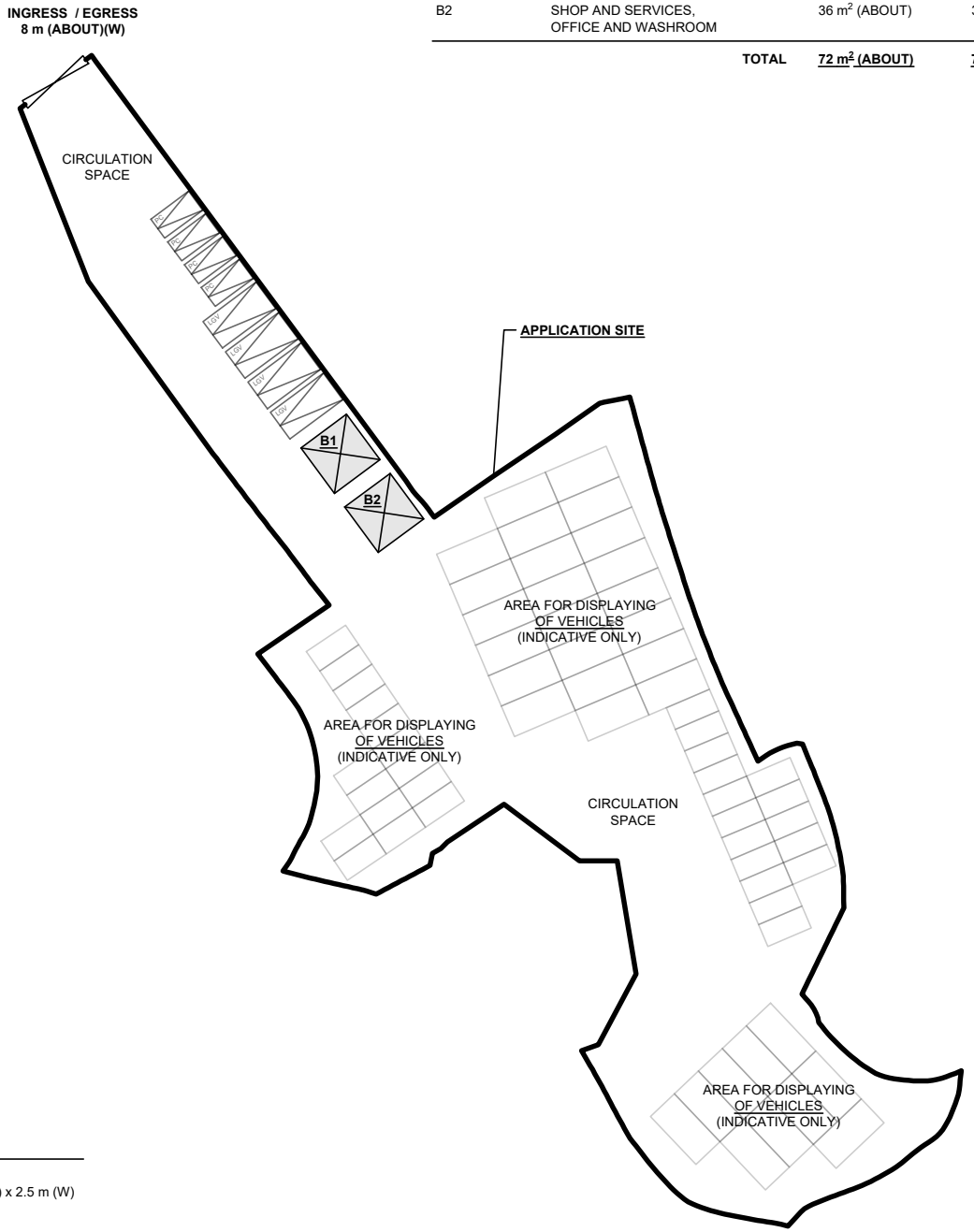

ZONING OF THE APPLICATION SITE
APPLICATION SITE AREA : 3,565 m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED LUNG YEUK TAU & KWAN TEI SOUTH OZP
OZP PLAN NO. : S/NE-LYT/19
ZONING OF THE SITE : "RESIDENTIAL (GROUP C)" ("R(C)")
"AGRICULTURE" ("AGR")
CDA
G/IC
馬料水新村
Ma Liu Shui
San Tsuen
G/IC(1)
APPLICATION SITE
R(C)
19
22
V
R(A)
R(A)
145
皇后山邨
龍馬路
LUNG MA RD
NORTH
W
E
S
LEGEND
APPLICATION SITE
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY
PLANNING CONSULTANT
R-RICHES PLANNING LIMITED
PROJECT
PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS
SITE LOCATION
VARIOUS LOTS IN D.D. 83, LUNG YEUK TAU, FANLING, NEW TERRITORIES
SCALE
1 : 5000 @ A4
DRAWN BY
MN
DATE
9.9.2026
REVISED BY
DATE
APPROVED BY
DATE
DWG. TITLE
ZONING OF THE SITE
DWG NO.
PLAN 2
VER.
001


LAND STATUS OF THE APPLICATION SITE
APPLICATION SITE AREA : 3,565 m² (ABOUT)
AREA OF PRIVATE LAND : 3,565 m² (ABOUT)
AREA OF GOVERNMENT LAND : NOT APPLICABLE
NORTH
W
E
S
APPLICATION SITE
2141 RP
870 RP
871
869 S.F
869 S.E
2141 RP
819 RP
835 RP
830 RP
834 S.A
819 S.B RP
869 S.B
*835 S.B RP
*836 RP
*837
*868 S.B
*868 RP
*832 RP
*873 S.C
875 RP
869 RP
867 RP
884 S.B
883 S.A
889 RP
888 S.F RP
886 RP
899 RP
*2504
*854
*2144
DD 83
*888 S.E
*889 S.C
*873 S.D ss.1
*873 S.D ss.2
*873 S.D ss.3
*2143 S.A ss.1
*2143 S.A RP
*2142 S.E
*881 S.B
*881 S.D
*880 RP
*880 S.B
*880 S.A
*880 S.C
*880 S.D RP
*899 S.D
*899 S.B
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*886 S.L
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*886 S.G
*886 S.H
*888 S.F ss.1
*889 S.A ss.2
*889 S.A ss.1
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*882 S.B
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*2142 S.BU
*2142 S.BV
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*2142 S.BX
*2142 S.BY
*2142 S.BZ
*2142 S.CA
*2142 S.CB
*2142 S.CC
*2142 S.CD
*2142 S.CE
*2142 S.CF
*2142 S.CG
*2142 S.CH
*2142 S.CJ
*2142 S.CK
*2142 S.CL
*2142 S.CM
*2142 S.CN
*2142 S.CP
*2142 S.CQ
*2142 S.CR
*2142 S.CS
*2142 S.CT
*2142 S.CU
*2142 S.CV
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*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY
LEGEND
APPLICATION SITE
PLANNING CONSULTANT
R-RICHES PLANNING LIMITED
PROJECT
PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS
SITE LOCATION
VARIOUS LOTS IN D.D. 83, LUNG YEUK TAU, FANLING, NEW TERRITORIES
SCALE
1 : 1000 @ A4
DRAWN BY
MN
DATE
9.9.2026
REVISED BY
DATE
APPROVED BY
DATE
DWG. TITLE
LAND STATUS OF THE SITE
DWG NO.
PLAN 3
VER.
001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,565 m^2	(ABOUT)
COVERED AREA	: 72 m^2	(ABOUT)
UNCOVERED AREA	: 3,493 m^2	(ABOUT)
PLOT RATIO	: 0.02	(ABOUT)
SITE COVERAGE	: 2 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 72 m^2	(ABOUT)
TOTAL GFA	: 72 m^2	(ABOUT)
BUILDING HEIGHT	: 3 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES, OFFICE AND WASHROOM	36 m^2 (ABOUT)	36 m^2 (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES, OFFICE AND WASHROOM	36 m^2 (ABOUT)	36 m^2 (ABOUT)	3 m (ABOUT)(1-STOREY)
	TOTAL	**72 m^2 (ABOUT)**	**72 m^2 (ABOUT)**	



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 7 m (L) x 3.5 m (W)

**SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY*

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- PARKING SPACE (LGV)
- INGRESS / EGRESS

NORTH
W E
S

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PROJECT
PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 83, LUNG YEUK TAU, FANLING, NEW TERRITORIES

SCALE
1 : 750 @ A4

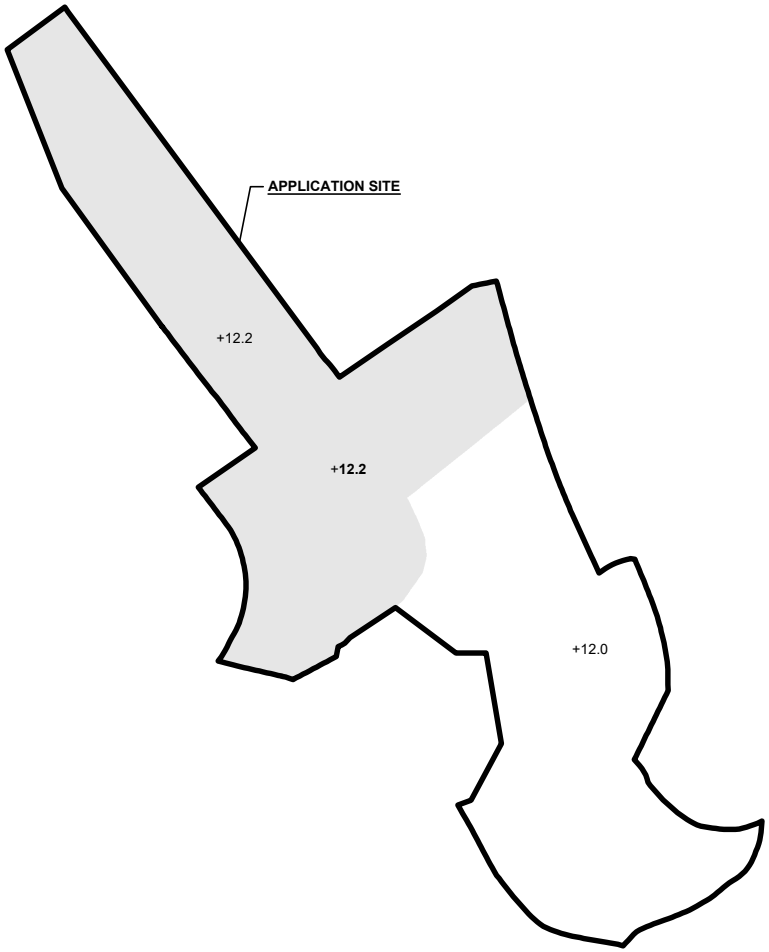
DRAWN BY	DATE
MN	9.9.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 3,565 m^2	(ABOUT)
EXISTING FILLED AREA	: 1,948 m^2	(ABOUT)
EXISTING SOIL AREA	: 1,617 m^2	(ABOUT)
EXISTING SITE LEVELS	: +12.0 mPD - +12.2 mPD	(ABOUT)



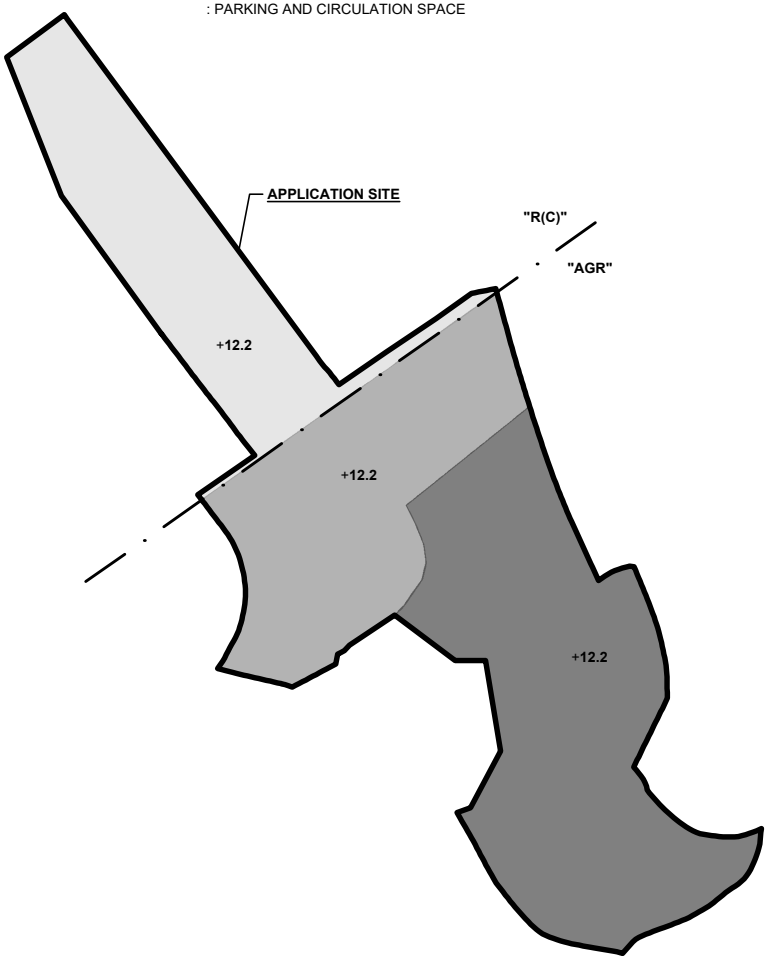
LEGEND

- APPLICATION SITE
- EXISTING FILLED AREA
- EXISTING SOIL AREA
- +12.2 EXISTING SITE LEVEL

**SITE LEVELS ARE FOR ILLUSTRATION PURPOSE ONLY*

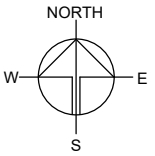
PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA	: 3,565 m^2	(ABOUT)
FILLING OF LAND AREA	: 3,565 m^2	(ABOUT)
FILLING OF LAND IN "REC" ZONE	: 918 m^2	(ABOUT)
FILLING OF LAND IN "AGR" ZONE	: 2,647 m^2	(ABOUT)
- FOR REGULARISATION	*: 1,029 m^2*	*(ABOUT)*
- PROPOSED	*: 1,618 m^2*	*(ABOUT)*
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
PROPOSED SITE LEVELS	: +12.2 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE AND GRAVEL	
USE	: PARKING AND CIRCULATION SPACE	



LEGEND

- APPLICATION SITE
- LAND FILLING IN "R(C)" ZONE (EXISTING)
- LAND FILLING IN "AGR" ZONE (TO BE REGULARISED)
- LAND FILLING IN "AGR" ZONE (PROPOSED)
- **+12.2** SITE LEVEL



PLANNING CONSULTANT

R-RICHES PLANNING LIMITED

PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 83, LUNG YEUK TAU, FANLING, NEW TERRITORIES

SCALE

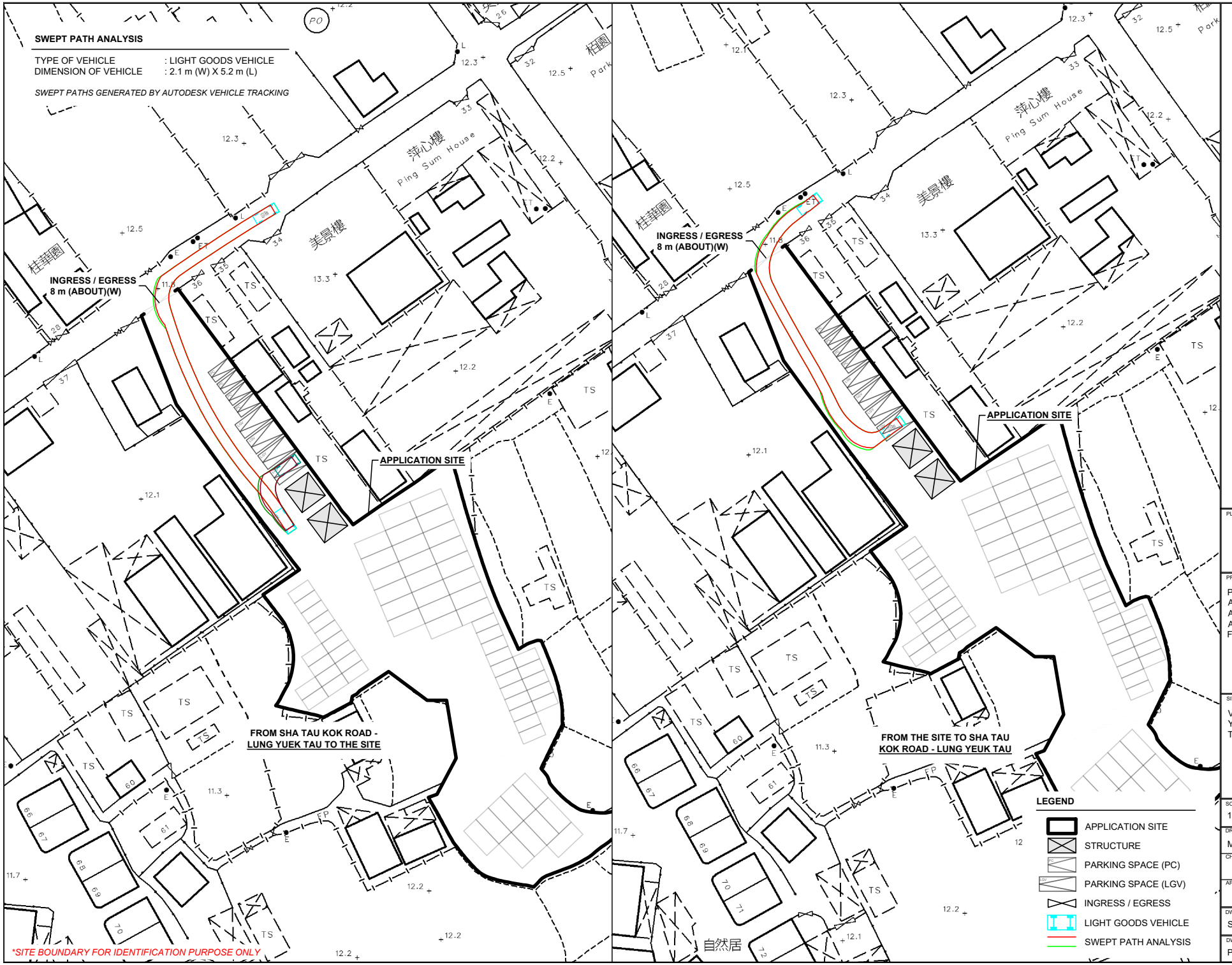
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DWG. TITLE

FILLING OF LAND AREA

DWG NO.	VER.
PLAN 5	001


SWEPT PATH ANALYSIS
TYPE OF VEHICLE : LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING
INGRESS / EGRESS
8 m (ABOUT)(W)
APPLICATION SITE
FROM SHA TAU KOK ROAD - LUNG YUEK TAU TO THE SITE
FROM THE SITE TO SHA TAU KOK ROAD - LUNG YEUK TAU
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY
LEGEND
APPLICATION SITE
STRUCTURE
PARKING SPACE (PC)
PARKING SPACE (LGV)
INGRESS / EGRESS
LIGHT GOODS VEHICLE
SWEPT PATH ANALYSIS
NORTH
W
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PLANNING CONSULTANT
R-RICHES PLANNING LIMITED
PROJECT
PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS
SITE LOCATION
VARIOUS LOTS IN D.D. 83, LUNG YEUK TAU, FANLING, NEW TERRITORIES
SCALE
1 : 1000 @ A4
DRAWN BY
MN
DATE
9.9.2026
CHECKED BY
DATE
APPROVED BY
DATE
DWG. TITLE
SWEPT PATH ANALYSIS
DWG NO.
PLAN 6
VER.
001