R-RICHES PLANNING LIMITED 盈卓規劃有限公司

Our Ref. : DD83 Lot 1475 S.B RP
Your Ref. : TPB/A/NE-LYT/884

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

By E-mail

10 November 2026

Dear Sir,

2nd Further Information

Proposed Temporary Public Vehicle Park (excluding Container Vehicle) and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lot 1475 S.B RP (Part) in D.D. 83, Lung Yeuk Tau, Fanling, New Territories

(S.16 Planning Application No. A/NE-LYT/884)

We write to submit further information to make clarifications on the captioned application (**enclosed**).

Should you require more information, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited

Christian CHIM
Town Planner

cc DPO/STN, PlanD (Attn.: Mr. Peter NGAN email: pplngan@pland.gov.hk)
(Attn.: Ms. Esther LI email: ehlli@pland.gov.hk)

Further Information

Proposed Temporary Public Vehicle Park (excluding Container Vehicle)
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Lot 1475 S.B RP (Part) in D.D. 83, Lung Yeuk Tau, Fanling, New Territories

(S.16 Planning Application No. A/NE-LYT/884)

(i) The applicant makes the following clarifications in relation to the captioned application:

- the proposed filling of land area is revised as 1,565 m^2 (about), which accounts for 98.6% (about) of the Site;

- to facilitate the planting of new trees as proposed in the Further Information dated 4.11.2026, the applicant proposes to retain two pieces of soiled area of 22 m^2 (about) in total, which accounts for 1.4% (about) of the Site; and

- for details, please refer to the enclosed revised plan showing the filling of land, and the revised pages of the supplementary statement and Form No. S16-III at **Annex 1**.

Annex 1

Revised plan showing the filling of land and

revised page of the supplementary statement and Form No. S16-III

Proposed operating hours 擬議營運時間
24 hours daily, including Sundays and 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)) Accessible from Sha Tau Kok Road - Lung Yeuk Tau via a local access. ☐ 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 Area of filling 填土面積 1,565 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 ☑
	_____		
	_____		

2.4 Similar applications for '*public vehicle park*' were approved by the Board within the same "AGR" zone on the OZP, of which the latest approved application (No. A/NE-LYT/866) was approved by the Board in 2025. Therefore, approval of the current application is in line with previous decisions of the Board and would not set an undesirable precedent within the "AGR" zone.

3) Development Proposal

3.1 The Site occupies an area of 1,587 m^2 (about) (**Plan 1**). No structure is proposed at the Site (**Plan 4**). Details of development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	1,587 m^2 (about)
Covered Area	Not applicable
Uncovered Area	1,587 m^2 (about)

3.2 Part of Site has already been covered with hard-paving (1,004 m^2, 63 % (about)); the remaining area is soiled (583 m^2, 37 % (about)). This application serves to regularise the existing hard-paving of concrete, where the existing level is +10.5 mPD (about). For soiled area, the applicant proposed to partly fill with concrete and gravel of not more than 0.2 m to a proposed level of +10.5 mPD (about) to tally with the existing hard-paved area (**Plan 5**). The filling of land is to facilitate a flat surface for vehicle parking and circulation area uses. Such land filling is considered necessary and has been kept to minimal to meet the operational needs of the proposed development. Portions of the Site (22 m^2 (about); 1.4% of the Site) will remain unpaved to facilitate the plating of new trees.

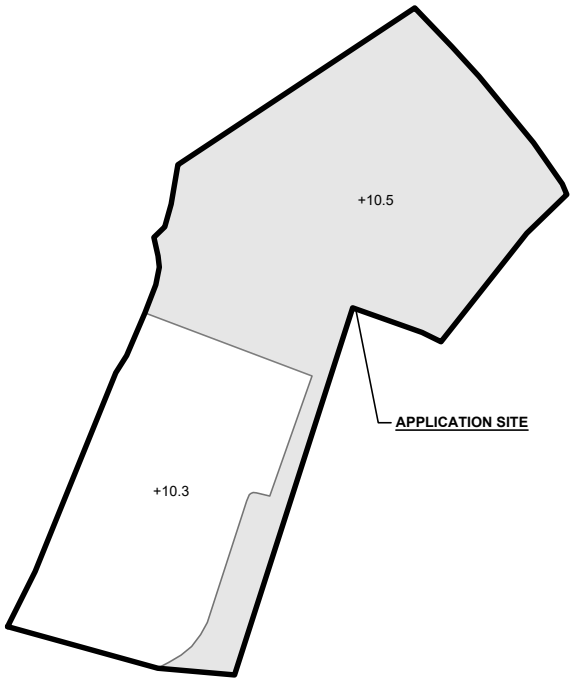
3.3 The Site is accessible from Sha Tau Kok Road - Lung Yeuk Tau via a local access (**Plan 1**). The operation hours of the development is 24-hour daily, including Sundays and public holidays. A total of 18 parking spaces will be provided at the Site, details of parking provisions are shown at **Table 2** below:

Table 2 - Parking Provisions

Type of Space	**No. of Space**
Private Car (PC) Parking Space - *2.5 m (W) x 5 m (L)*	9
Light Goods Vehicle (LGV) Parking Space - *3.5 m (W) x 7 m (L)*	9

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,587 m^2	(ABOUT)
EXISTING HARD-PAVED AREA	: 1,004 m^2	(ABOUT)
EXISTING SOILED AREA	: 587 m^2	(ABOUT)
EXISTING SITE LEVELS	: +10.3 mPD - +10.5 mPD	(ABOUT)



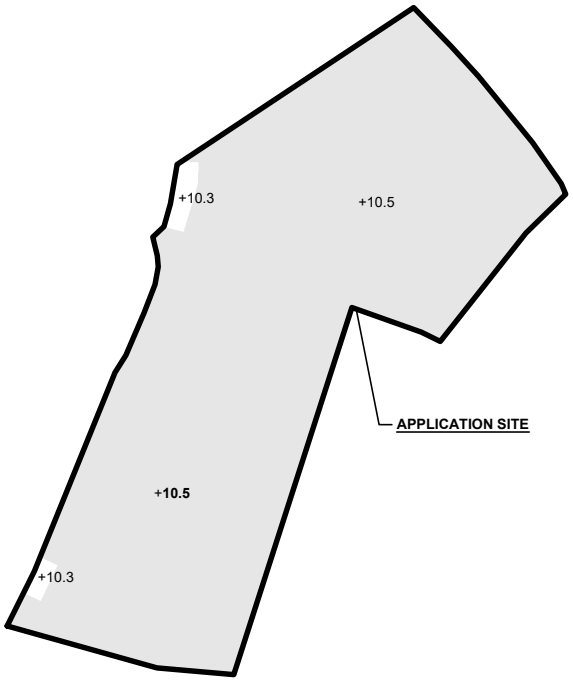
LEGEND

- APPLICATION SITE
- EXISTING PAVED AREA
- EXISTING SOILED AREA
- +10.3 SITE LEVELS

**SITE LEVELS ARE FOR ILLUSTRATION PURPOSE ONLY*

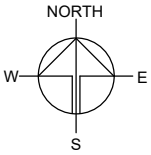
PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA	: 1,587 m^2	(ABOUT)
FILLING OF LAND AREA	: 1,565 m^2	(ABOUT)
DEPTH OF FILLING	: NOT MORE THAN 0.2 m	
SITE LEVEL	: +10.5 mPD	(ABOUT)
MATERIAL	: CONCRETE AND GRAVEL	
USE	: PARKING AND CIRCULATION SPACE	
REMAINING SOILED AREA	: 22 m^2	(ABOUT)
SITE LEVEL	: +10.3 mPD	(ABOUT)



LEGEND

- APPLICATION SITE
- PAVED AREA
- SOILED AREA
- +10.5 SITE LEVELS



PLANNING CONSULTANT

R-RICHES PLANNING LIMITED

PROJECT

PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 1475 S.B RP (PART) IN D.D. 83, LUNG YEUK TAU, FANLING, NEW TERRITORIES

SCALE	1 : 750 @ A4
DRAWN BY	CC
DATE	10.11.2026
REVISED BY	
DATE	
APPROVED BY	
DATE	
DWG. TITLE	FILLING OF LAND
DWG NO.	ANNEX 1 P01
VER.	001