

**Relevant Extracts of Town Planning Board Guidelines No. 34D on
‘Renewal of Planning Approval and Extension of Time for Compliance
with Planning Conditions for temporary Use or Development’
(TPB PG-No. 34D)**

1. The relevant assessment criteria for assessing applications include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous S.16 Applications

Approved Applications

Application No.	Uses/ Development	Date of Consideration
A/NE-LYT/568	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	7.8.2015
A/NE-LYT/742	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	5.2.2021

Rejected Application

Application No.	Uses/Development	Date of Consideration	Rejection Reasons
A/NE-LYT/795	Proposed Temporary Public Vehicle Park (Private Car Only) for a Period of 3 Years	1.12.2023 (on review)	R1

Rejection Reason

- R1. The proposed development was not in line with the planning intention of the “Agriculture” zone which was to retain primarily and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification for a departure from the planning intention, even on a temporary basis.”

**Similar S.16 Applications for Public Vehicle Park
in the vicinity of the application site within/partly within “Agriculture” zone in the
Lung Yeuk Tau and Kwan Tei South Area**

Approved Application

Application No.	Uses/Developments	Date of Consideration
A/NE-LYT/806	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and Associated Filling of Land	27.10.2023

Rejected Application

Application No.	Uses/Development	Date of Consideration	Rejection Reasons
A/NE-LYT/718	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	6.3.2020	R1,R2

- R1. The proposed development was not in line with the planning intention of the “Agriculture” zone which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.
- R2. The applicant failed to demonstrate that the development would not cause adverse traffic impact on the surrounding areas.

Government Departments' General Comments

1. Traffic

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

- no in-principle objection on the application subject to no major change in the layout plan.

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

- no comment on the planning application; and
- the access road adjacent to the Site is not maintained by HyD.

2. Agriculture

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- considering that the previous application for the same use on the Site was approved, he has no strong view against the application for renewal of the planning approval from an agricultural perspective.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- she has no objection to the application;
- there was no substantial environmental complaint against the Site during the past three years; and
- it is noted that the Site will not involve parking of heavy goods vehicle nor container truck.

4. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no objection to the application from the landscape planning perspective; and
- the Site is located in an area of rural inland plains landscape character comprising village houses, temporary structures, farmlands, pond, vegetated areas and clusters of trees. Compared with the aerial photos, there is no significant change in the landscape character surrounding the Site. The Site is hard paved with 6 palm trees observed at the northern and southern boundary of the Site. With reference to the SPS (Appendix Ia), there is no change in the proposed layout and all the existing trees and landscape areas will be retained in-site. Significant adverse impact on the landscape character and existing landscape resources within the Site arising from the proposed use is not anticipated.

5. Drainage

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

- no objection to the proposal from the public drainage viewpoint
- should the application be approved, conditions should be included to request the applicant to submit a condition record of the existing drainage facilities on Site as previously implemented on the same site in the planning application No. A/NE-LYT/742 to the satisfaction of his division within three months of the TPB's letter of approval and maintain those existing drainage facilities properly.

6. New Development

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

- it is noted that the temporary PVP on a 3-year basis is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To, and the P&E Study which was already commenced on 29.10.2021. While the implementation programme of NTN New Town will be formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence the applicant should be reminded that subject to the land use planning in the P&E Study, the subject developments, if approved, may need to be vacated for the site formation works.

7. Other Departments

- The following government departments have no comments on the application:
 - Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
 - Commissioner of Police, Hong Kong Police Force (C of P); and
 - Director of Fire Services (D of FS).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots 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. No right of access via Government land is granted to the Site; and
 - (ii) if the planning application is approved, the lot owner should apply for a Short Term Tenancy (STT) for the occupation of GL. The application for STT will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STT, if approved, will be subject to such terms and conditions including the payment of rent and administrative fee as considered appropriate by LandsD.
- (b) to note the comments of the Director of Environmental Protection (DEP) to follow the environmental mitigation measures as set out in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by DEP in order to minimize any possible environmental nuisances. The applicant should oblige to comply with all environmental protection/pollution control ordinances, in particular the Water Pollution Control Ordinance;
- (c) to note the comments of the Commissioner for Transport that the applicant should remind the car owners not to cause obstruction to local road when stopping their cars to open the gate of the car park;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (HyD) that the access road adjacent to the Site is not maintained by HyD;
- (e) to note the comments of the Chief Town Planner/Urban Design & Landscape, Planning Department that the approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant authority prior to commencement of the works;
- (f) to note the comments of the Director of Fire Services (D of FS) that if there is electric vehicle charging station involved, the requirement of Fireman’s Emergency Switch is attached for your reference (**Attachment 1**); and
- (g) to note the comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD) that the Site is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To, and the P&E Study already commenced on 29.10.2021. While the implementation programme of NTN New Town will be formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence the applicant should be reminded that subject to the land use planning in the P&E Study, the subject developments, if approved, may need to be vacated for the site formation works.

Requirements for the Fireman's Emergency Switch

1. A fireman's emergency switch conforming EMSD's Code of Practice shall be provided to cut off the power supply of **all** EV charging facilities within the car parking facilities.
2. The switch shall be situated in a conspicuous position, yet out of reach of the public in general. Thus, switch(es) provided at vehicle entrance(s) shall be positioned no more than 3m but not less than 2.5 from ground level. Where more than one fireman's emergency switch is installed on any one building, such switches shall be clearly marked to distinguish one from another.
3. In case the switch is installed at a location other than the vehicle entrance, notice plate(s) shall be provided at conspicuous location(s) of vehicle entrance(s) acceptable to the Director of Fire Services to indicate the location of fireman's emergency switch.
4. The 'ON' and 'OFF' position of the fireman's emergency switch shall be conventional (i.e. push upward – 'OFF'; push downward – 'ON') and clearly indicated by lettering legible to a person standing on the ground at the intended site.
5. The switch is to be affixed on a board approximately 300 mm long by 250 mm wide, which is painted white and edged with a 50 mm red border. The inscription 'EV CHARGING FACILITIES - FIREMAN'S SWITCH' in English is to be painted on the top and '電動車充電設施 - 消防員開關掣' in Chinese at the bottom of the board in black. The switch is to be positioned in the middle of the board.

**Appendix VII of RNTPC
Paper No. A/NE-LYT/815**

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

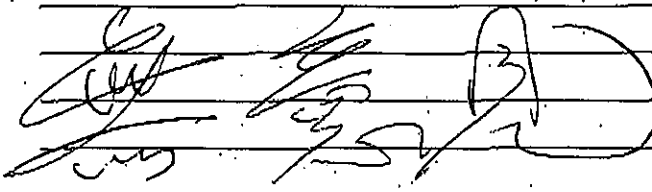
By Fax : 2877 0245 or 2522 8426

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/815

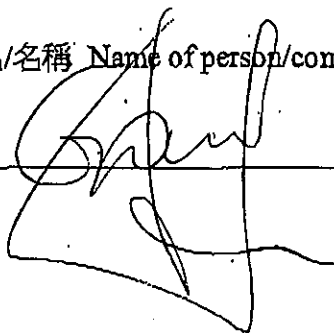
意見詳情 (如有需要，請另頁說明)

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

簽署 Signature



日期 Date 2023. 12. 13

申請編號：A/NE-LYT/815

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

有關龍躍頭及軍地南 (83 約地段第 470 號 (部分)及毗連政府土地)
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，將現有臨時公眾停車場續期三年，因此
特意寫信支持，原因如下：

1. 善用荒廢土地，繼續提供停車位以滿足居民需要；
2. 有助改善村內泊車問題，減少路旁違例泊車；
3. 規模細小，沒有不良影響，及
4. 臨時公眾停車場運作良好，沒有投訴的記錄。

因此，本人懇請城規會盡快批准上述申請。

姓名: Lau Chun Kai

簽署: Cys

日期: 24.12.23



申請編號：A/NE-LYT/815

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

有關龍躍頭及軍地南 (83 約地段第 470 號 (部分)及毗連政府土地)
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，將現有臨時公眾停車場續期三年，因此
特意寫信支持，原因如下：

1. 善用荒廢土地，繼續提供停車位以滿足居民需要；
2. 有助改善村內泊車問題，減少路旁違例泊車；
3. 規模細小，沒有不良影響，及
4. 臨時公眾停車場運作良好，沒有投訴的記錄。

因此，本人懇請城規會盡快批准上述申請。

姓名: Lau Chun Kit

簽署: Lau

日期: 24-12-2023



申請編號：A/NE-LYT/815

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

有關龍躍頭及軍地南 (83 約地段第 470 號 (部分)及毗連政府土地)
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，將現有臨時公眾停車場續期三年，因此
特意寫信支持，原因如下：

1. 善用荒廢土地，繼續提供停車位以滿足居民需要；
2. 有助改善村內泊車問題，減少路旁違例泊車；
3. 規模細小，沒有不良影響，及
4. 臨時公眾停車場運作良好，沒有投訴的記錄。

因此，本人懇請城規會盡快批准上述申請。

姓名: Car Yuen Ting

簽署: Sari

日期: 23-12-2023



申請編號：A/NE-LYT/815

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


有關龍躍頭及軍地南 (83 約地段第 470 號 (部分)及毗連政府土地)
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，將現有臨時公眾停車場續期三年，因此
特意寫信支持，原因如下：

1. 善用荒廢土地，繼續提供停車位以滿足居民需要；
2. 有助改善村內泊車問題，減少路旁違例泊車；
3. 規模細小，沒有不良影響，及
4. 臨時公眾停車場運作良好，沒有投訴的記錄。

因此，本人懇請城規會盡快批准上述申請。

姓名:  Yse Chi Yuen

簽署: 

日期: 25-12-2023



申請編號：A/NE-LYT/815

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

有關龍躍頭及軍地南 (83 約地段第 470 號 (部分)及毗連政府土地)
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，將現有臨時公眾停車場續期三年，因此
特意寫信支持，原因如下：

1. 善用荒廢土地，繼續提供停車位以滿足居民需要；
2. 有助改善村內泊車問題，減少路旁違例泊車；
3. 規模細小，沒有不良影響，及
4. 臨時公眾停車場運作良好，沒有投訴的記錄。

因此，本人懇請城規會盡快批准上述申請。

姓名: Yip Han

簽署: Dawn Yip

日期: 23-12-2023



申請編號：A/NE-LYT/815

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

有關龍躍頭及軍地南 (83 約地段第 470 號 (部分)及毗連政府土地)
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，將現有臨時公眾停車場續期三年，因此
特意寫信支持，原因如下：

1. 善用荒廢土地，繼續提供停車位以滿足居民需要；
2. 有助改善村內泊車問題，減少路旁違例泊車；
3. 規模細小，沒有不良影響，及
4. 臨時公眾停車場運作良好，沒有投訴的記錄。

因此，本人懇請城規會盡快批准上述申請。

姓名: 梁志輝

簽署: Peter

日期: 21/12/2023



申請編號：A/NE-LYT/815

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

有關龍躍頭及軍地南 (83 約地段第 470 號 (部分)及毗連政府土地)
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，將現有臨時公眾停車場續期三年，因此
特意寫信支持，原因如下：

1. 善用荒廢土地，繼續提供停車位以滿足居民需要；
2. 有助改善村內泊車問題，減少路旁違例泊車；
3. 規模細小，沒有不良影響，及
4. 臨時公眾停車場運作良好，沒有投訴的記錄。

因此，本人懇請城規會盡快批准上述申請。

姓名: 劉國俊

簽署: KC

日期: 25.12.2023



申請編號：A/NE-LYT/815

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

有關龍躍頭及軍地南 (83 約地段第 470 號 (部分)及毗連政府土地)
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，將現有臨時公眾停車場續期三年，因此
特意寫信支持，原因如下：

1. 善用荒廢土地，繼續提供停車位以滿足居民需要；
2. 有助改善村內泊車問題，減少路旁違例泊車；
3. 規模細小，沒有不良影響，及
4. 臨時公眾停車場運作良好，沒有投訴的記錄。

因此，本人懇請城規會盡快批准上述申請。

姓名: 陳輝

簽署: Kameth

日期: 20.12.2023



申請編號：A/NE-LYT/815

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

有關龍躍頭及軍地南 (83 約地段第 470 號 (部分)及毗連政府土地)
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，將現有臨時公眾停車場續期三年，因此
特意寫信支持，原因如下：

1. 善用荒廢土地，繼續提供停車位以滿足居民需要；
2. 有助改善村內泊車問題，減少路旁違例泊車；
3. 規模細小，沒有不良影響，及
4. 臨時公眾停車場運作良好，沒有投訴的記錄。

因此，本人懇請城規會盡快批准上述申請。

姓名: 胡煥娟

簽署: h

日期: 2012-2023



申請編號：A/NE-LYT/815

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

有關龍躍頭及軍地南 (83 約地段第 470 號 (部分)及毗連政府土地)
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，將現有臨時公眾停車場續期三年，因此
特意寫信支持，原因如下：

1. 善用荒廢土地，繼續提供停車位以滿足居民需要；
2. 有助改善村內泊車問題，減少路旁違例泊車；
3. 規模細小，沒有不良影響，及
4. 臨時公眾停車場運作良好，沒有投訴的記錄。

因此，本人懇請城規會盡快批准上述申請。

姓名: Wu Di Ling

簽署: Ling

日期: 20 12 2022



申請編號：A/NE-LYT/815

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

有關龍躍頭及軍地南 (83 約地段第 470 號 (部分)及毗連政府土地)
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，將現有臨時公眾停車場續期三年，因此
特意寫信支持，原因如下：

1. 善用荒廢土地，繼續提供停車位以滿足居民需要；
2. 有助改善村內泊車問題，減少路旁違例泊車；
3. 規模細小，沒有不良影響，及
4. 臨時公眾停車場運作良好，沒有投訴的記錄。

因此，本人懇請城規會盡快批准上述申請。

姓名: Tang Qing Wei

簽署: [Signature]

日期: 21-12-2023



申請編號：A/NE-LYT/815

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

有關龍躍頭及軍地南 (83 約地段第 470 號 (部分)及毗連政府土地)
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，將現有臨時公眾停車場續期三年，因此
特意寫信支持，原因如下：

1. 善用荒廢土地，繼續提供停車位以滿足居民需要；
2. 有助改善村內泊車問題，減少路旁違例泊車；
3. 規模細小，沒有不良影響，及
4. 臨時公眾停車場運作良好，沒有投訴的記錄。

因此，本人懇請城規會盡快批准上述申請。

姓名: Lau Chiy Suen

簽署: 

日期: 25/12/2023



申請編號：A/NE-LYT/815

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

有關龍躍頭及軍地南 (83 約地段第 470 號 (部分)及毗連政府土地)
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，將現有臨時公眾停車場續期三年，因此
特意寫信支持，原因如下：

1. 善用荒廢土地，繼續提供停車位以滿足居民需要；
2. 有助改善村內泊車問題，減少路旁違例泊車；
3. 規模細小，沒有不良影響，及
4. 臨時公眾停車場運作良好，沒有投訴的記錄。

因此，本人懇請城規會盡快批准上述申請。

姓名: Wong Yuzen Hon

簽署: [Signature]

日期: 13 - 12 - 2023



申請編號：A/NE-LYT/815

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

有關龍躍頭及軍地南 (83 約地段第 470 號 (部分)及毗連政府土地)
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，將現有臨時公眾停車場續期三年，因此
特意寫信支持，原因如下：

1. 善用荒廢土地，繼續提供停車位以滿足居民需要；
2. 有助改善村內泊車問題，減少路旁違例泊車；
3. 規模細小，沒有不良影響，及
4. 臨時公眾停車場運作良好，沒有投訴的記錄。

因此，本人懇請城規會盡快批准上述申請。

姓名: 鄧麗霞

簽署: 霞

日期: 19-12-23



申請編號：A/NE-LYT/815

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

有關龍躍頭及軍地南 (83 約地段第 470 號 (部分)及毗連政府土地)
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，將現有臨時公眾停車場續期三年，因此
特意寫信支持，原因如下：

1. 善用荒廢土地，繼續提供停車位以滿足居民需要；
2. 有助改善村內泊車問題，減少路旁違例泊車；
3. 規模細小，沒有不良影響，及
4. 臨時公眾停車場運作良好，沒有投訴的記錄。

因此，本人懇請城規會盡快批准上述申請。

姓名: 蒙志豪
簽署: Tasun
日期: 24-12-2023



申請編號：A/NE-LYT/815

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

有關龍躍頭及軍地南 (83 約地段第 470 號 (部分)及毗連政府土地)
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，將現有臨時公眾停車場續期三年，因此
特意寫信支持，原因如下：

1. 善用荒廢土地，繼續提供停車位以滿足居民需要；
2. 有助改善村內泊車問題，減少路旁違例泊車；
3. 規模細小，沒有不良影響，及
4. 臨時公眾停車場運作良好，沒有投訴的記錄。

因此，本人懇請城規會盡快批准上述申請。

姓名: Maman Cei

簽署: Pactelle

日期: 20/12/2023



申請編號：A/NE-LYT/815

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

有關龍躍頭及軍地南 (83 約地段第 470 號 (部分)及毗連政府土地)
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，將現有臨時公眾停車場續期三年，因此
特意寫信支持，原因如下：

1. 善用荒廢土地，繼續提供停車位以滿足居民需要；
2. 有助改善村內泊車問題，減少路旁違例泊車；
3. 規模細小，沒有不良影響，及
4. 臨時公眾停車場運作良好，沒有投訴的記錄。

因此，本人懇請城規會盡快批准上述申請。

姓名: Lau Chun Icer

簽署: Gray

日期: 20-12-2023



申請編號：A/NE-LYT/815

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

有關龍躍頭及軍地南 (83 約地段第 470 號 (部分)及毗連政府土地)
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，將現有臨時公眾停車場續期三年，因此
特意寫信支持，原因如下：

1. 善用荒廢土地，繼續提供停車位以滿足居民需要；
2. 有助改善村內泊車問題，減少路旁違例泊車；
3. 規模細小，沒有不良影響，及
4. 臨時公眾停車場運作良好，沒有投訴的記錄。

因此，本人懇請城規會盡快批准上述申請。

姓名: 王志新

簽署: Lisa

日期: 19-12-2023



申請編號：A/NE-LYT/815

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

有關龍躍頭及軍地南 (83 約地段第 470 號 (部分)及毗連政府土地)
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，將現有臨時公眾停車場續期三年，因此
特意寫信支持，原因如下：

1. 善用荒廢土地，繼續提供停車位以滿足居民需要；
2. 有助改善村內泊車問題，減少路旁違例泊車；
3. 規模細小，沒有不良影響，及
4. 臨時公眾停車場運作良好，沒有投訴的記錄。

因此，本人懇請城規會盡快批准上述申請。

姓名: Yau Man Yin

簽署: Alex Yau

日期: 23-12-2023



申請編號：A/NE-LYT/815

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

有關龍躍頭及軍地南 (83 約地段第 470 號 (部分)及毗連政府土地)
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，將現有臨時公眾停車場續期三年，因此
特意寫信支持，原因如下：

1. 善用荒廢土地，繼續提供停車位以滿足居民需要；
2. 有助改善村內泊車問題，減少路旁違例泊車；
3. 規模細小，沒有不良影響，及
4. 臨時公眾停車場運作良好，沒有投訴的記錄。

因此，本人懇請城規會盡快批准上述申請。

姓名: CHEUNG KAN

簽署: KEN

日期: 20 Dec 2023



申請編號：A/NE-LYT/815

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

有關龍躍頭及軍地南 (83 約地段第 470 號 (部分)及毗連政府土地)
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，將現有臨時公眾停車場續期三年，因此
特意寫信支持，原因如下：

1. 善用荒廢土地，繼續提供停車位以滿足居民需要；
2. 有助改善村內泊車問題，減少路旁違例泊車；
3. 規模細小，沒有不良影響，及
4. 臨時公眾停車場運作良好，沒有投訴的記錄。

因此，本人懇請城規會盡快批准上述申請。

姓名: NG SEU YEE

簽署: Joey

日期: 22-12-2023



申請編號：A/NE-LYT/815

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

有關龍躍頭及軍地南 (83 約地段第 470 號 (部分)及毗連政府土地)
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，將現有臨時公眾停車場續期三年，因此特意寫信支持，原因如下：

1. 善用荒廢土地，繼續提供停車位以滿足居民需要；
2. 有助改善村內泊車問題，減少路旁違例泊車；
3. 規模細小，沒有不良影響，及
4. 臨時公眾停車場運作良好，沒有投訴的記錄。

因此，本人懇請城規會盡快批准上述申請。

姓名: 林一山

簽署: Shan

日期: 17-12-2023



申請編號：A/NE-LYT/815

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

有關龍躍頭及軍地南 (83 約地段第 470 號 (部分)及毗連政府土地)
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，將現有臨時公眾停車場續期三年，因此特意寫信支持，原因如下：

1. 善用荒廢土地，繼續提供停車位以滿足居民需要；
2. 有助改善村內泊車問題，減少路旁違例泊車；
3. 規模細小，沒有不良影響，及
4. 臨時公眾停車場運作良好，沒有投訴的記錄。

因此，本人懇請城規會盡快批准上述申請。

姓名: 黃惠光

簽署: 光

日期: 20-12



申請編號：A/NE-LYT/815

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

有關龍躍頭及軍地南 (83 約地段第 470 號 (部分)及毗連政府土地)
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，將現有臨時公眾停車場續期三年，因此
特意寫信支持，原因如下：

1. 善用荒廢土地，繼續提供停車位以滿足居民需要；
2. 有助改善村內泊車問題，減少路旁違例泊車；
3. 規模細小，沒有不良影響，及
4. 臨時公眾停車場運作良好，沒有投訴的記錄。

因此，本人懇請城規會盡快批准上述申請。

姓名: Chan Chau Yin

簽署: Yin

日期: 18 / 12 / 2023



申請編號：A/NE-LYT/815

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

有關龍躍頭及軍地南 (83 約地段第 470 號 (部分)及毗連政府土地)
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，將現有臨時公眾停車場續期三年，因此特意寫信支持，原因如下：

1. 善用荒廢土地，繼續提供停車位以滿足居民需要；
2. 有助改善村內泊車問題，減少路旁違例泊車；
3. 規模細小，沒有不良影響，及
4. 臨時公眾停車場運作良好，沒有投訴的記錄。

因此，本人懇請城規會盡快批准上述申請。

姓名: 劉建邦

簽署: Ken

日期: 24-12-2023



申請編號：A/NE-LYT/815

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

有關龍躍頭及軍地南 (83 約地段第 470 號 (部分)及毗連政府土地)
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，將現有臨時公眾停車場續期三年，因此
特意寫信支持，原因如下：

1. 善用荒廢土地，繼續提供停車位以滿足居民需要；
2. 有助改善村內泊車問題，減少路旁違例泊車；
3. 規模細小，沒有不良影響，及
4. 臨時公眾停車場運作良好，沒有投訴的記錄。

因此，本人懇請城規會盡快批准上述申請。

姓名: Lee Wah Cei

簽署: Cei

日期: 22-12-2023



申請編號：A/NE-LYT/815

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

有關龍躍頭及軍地南 (83 約地段第 470 號 (部分)及毗連政府土地)
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，將現有臨時公眾停車場續期三年，因此
特意寫信支持，原因如下：

1. 善用荒廢土地，繼續提供停車位以滿足居民需要；
2. 有助改善村內泊車問題，減少路旁違例泊車；
3. 規模細小，沒有不良影響，及
4. 臨時公眾停車場運作良好，沒有投訴的記錄。

因此，本人懇請城規會盡快批准上述申請。

姓名: 吳紹瑤

簽署: 吳紹瑤

日期: 20/2/2023



申請編號：A/NE-LYT/815

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

有關龍躍頭及軍地南 (83 約地段第 470 號 (部分)及毗連政府土地)
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，將現有臨時公眾停車場續期三年，因此
特意寫信支持，原因如下：

1. 善用荒廢土地，繼續提供停車位以滿足居民需要；
2. 有助改善村內泊車問題，減少路旁違例泊車；
3. 規模細小，沒有不良影響，及
4. 臨時公眾停車場運作良好，沒有投訴的記錄。

因此，本人懇請城規會盡快批准上述申請。

姓名： 麥丕芳

簽署： Amy Coker

日期： 20/12/2023



申請編號：A/NE-LYT/815

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

有關龍躍頭及軍地南 (83 約地段第 470 號 (部分)及毗連政府土地)
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，將現有臨時公眾停車場續期三年，因此
特意寫信支持，原因如下：

1. 善用荒廢土地，繼續提供停車位以滿足居民需要；
2. 有助改善村內泊車問題，減少路旁違例泊車；
3. 規模細小，沒有不良影響，及
4. 臨時公眾停車場運作良好，沒有投訴的記錄。

因此，本人懇請城規會盡快批准上述申請。

姓名: Chung Wa

簽署: [Signature]

日期: 21-12-2023



申請編號：A/NE-LYT/815

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

有關龍躍頭及軍地南 (83 約地段第 470 號 (部分)及毗連政府土地)
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，將現有臨時公眾停車場續期三年，因此
特意寫信支持，原因如下：

1. 善用荒廢土地，繼續提供停車位以滿足居民需要；
2. 有助改善村內泊車問題，減少路旁違例泊車；
3. 規模細小，沒有不良影響，及
4. 臨時公眾停車場運作良好，沒有投訴的記錄。

因此，本人懇請城規會盡快批准上述申請。

姓名: Adam Kin

簽署: Kin

日期: 23-12-2023



2023年 11月 3 0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。

Appendix I of RNTPC
Paper No. A/NE-LYT/815

This document is received on 30 NOV 2023
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

2303080

28/11 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE - LY T/815
	Date Received 收到日期	30 NOV 2023

- 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)

Lau Kung Yi (or I) Tong

劉公義堂

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)

Lot 470 (Part) in D.D. 83 and adjoining Government Land, Kwan Tei, 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 420 sq.m 平方米 ☒ About 約
☐ Gross floor area 總樓面面積 N/A 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)

75 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 and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture"
(f) Current use(s) 現時用途	temporary public vehicle park (private cars) (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

N.A

- (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

(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☐ month(s) 個月**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積sq.m ☐ About 約Proposed covered land area 擬議有上蓋土地面積sq.m ☐ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目

Proposed domestic floor area 擬議住用樓面面積sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積sq.m ☐ About 約Proposed gross floor area 擬議總樓面面積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

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			
.....			
(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	<input type="checkbox"/> 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)) <input type="checkbox"/> 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) <input type="checkbox"/>
		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	<input type="checkbox"/> Please provide details 請提供詳情 No 否 <input type="checkbox"/>	
(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	<input type="checkbox"/> (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) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 No 否 <input type="checkbox"/>	
(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 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>

	<p>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)</p> <p>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)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
--	--

(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/ <u>NE-LYT</u> / <u>742</u>
(b) Date of approval 獲批給許可的日期	<u>5.2.2021</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>5.2.2024</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	temporary public vehicle park (private cars)
(e) Approval conditions 附帶條件	<div> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div> <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div> <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： </div> <div> <hr/> <hr/> <hr/> </div> <div> Reason(s) for non-compliance: 仍未履行的原因： </div> <div> <hr/> <hr/> <hr/> </div> <div> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div>
(f) Renewal period sought 要求的續期期間	<div> <input checked="" type="checkbox"/> year(s) 年 <u>3</u> </div> <div> <input type="checkbox"/> month(s) 個月 </div>

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）。

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


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

CHAN TAT CHOI

Managing Director

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 (no. 117)

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

27.11.2023

(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	Lot 470 (Part) in D.D. 83 and adjoining Government Land, Kwan Tei, Fanling 粉嶺軍地丈量約份第83約地段第470號(部分)及毗連政府土地
Site area 地盤面積	<div style="text-align: right;">420 sq. m 平方米 <input checked="" type="checkbox"/> About 約</div> <div>(includes Government land of 包括政府土地 75 sq. m 平方米 <input checked="" type="checkbox"/> About 約)</div>
Plan 圖則	Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 龍躍頭及軍地南分區計劃大綱核准圖編號S/NE-LYT/19
Zoning 地帶	Agriculture 農業
Type of Application 申請類別	<input type="checkbox"/> 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 <div style="margin-left: 40px;"> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div> <input checked="" type="checkbox"/> 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 <div style="margin-left: 40px;"> <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ </div>
Applied use/ development 申請用途/發展	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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> 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 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> 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		11
	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) _____ _____		11
	Total no. of vehicle loading/unloading bays/lays 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
申請地點現況的照片 Photos of the current conditions of the application site		
<hr/>		
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
Proposed Temporary Public Vehicle Park (Private Cars)
for a Period of 3 Years, Lot 470 (Part) in D.D. 83 and
adjoining Government Land, Kwan Tei, Fanling

PLANNING STATEMENT



Table of Contents

	<u>Page No.</u>
Executive Summary	
1 INTRODUCTION	1
2 PLANNING BACKGROUND	2
2.1 Site Location and Accessibility	2
2.2 Site and Adjacent Land Uses	2
2.3 Planning History	2
2.4 Land Status	2
3 DEVELOPMENT PROPOSAL	3
4 PLANNING JUSTIFICATION	4
4.1 Reasons for the Renewal Application	4
4.2 No Material Change in Planning Circumstances	4
4.3 No Adverse Planning Implications Arising from the Renewal	5
4.4 All the Approval Conditions have been Satisfactorily Fulfilled	5
4.5 The Proposed Renewal Period is Reasonable	6
4.6 No Adverse Impacts	6
5 CONCLUSION	7
 LIST OF FIGURES	 <i>FOLLOWING PAGE</i>
Plan A Zoning and Location Plan	1
Plan B Site and Land Status Plan	2
- Site Photos	2
Plan C Layout Plan	3
 LIST OF APPENDICIES	
Appendix I Approval Letter for Application No. A/NE-LYT/742	
Appendix II Compliance of Approval Conditions (e) and (f)	
Appendix III Compliance of Approval Conditions (g) and (h)	

Executive Summary

This section 16 (s.16) planning application is submitted by Toco Planning Consultants Ltd. on behalf of the landowner of Lot 470 in D.D. 83, Kwan Tei, Fanling (the Applicant). It seeks permission from the Town Planning Board (the Board/ TPB) for the renewal of the planning approval under Application No. A/NE-LYT/742 for temporary public vehicle park (private cars) for a period of 3 years in a portion of the aforesaid private lot and its adjoining government land. The application site is about 420m² in area and is zoned "Agriculture" ("AGR") on the Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19.

The application site is the subject of two previous planning applications for the temporary public vehicle park for a period of 3 years. On 5.2.2021, the latest s.16 planning application (Application No. A/NE-LYT/742) was approved by the Board with a validity period up to 5.2.2024. The Applicant intends to renew the temporary planning approval of the public vehicle park (private cars) for further 3 years in order to facilitate continuity of existing village car park use to meet the genuine demand for parking spaces for the local villagers in Kwan Tei Village. Compared with the previous application, the major development parameters, including site area, number of parking spaces and layout, remain unchanged.

Planning assessment has indicated that the present application is well justified because it has complied with the assessment criteria for renewal of planning approval as stated in the TPB Guidelines No. 34D. There is no material change in planning circumstances since the original permission was granted, and there is no adverse planning implications arising from the renewal of planning approval. The Applicant has fulfilled all the approval conditions under the previous approval. The proposed renewal of further 3 years is considered reasonable and it will not frustrate the long-term planning intention of "AGR" zone. It will not result in any significant traffic, environmental, drainage, sewerage and landscape impacts on the locality.

行政摘要

(內容如有差異，應以英文版本為準)

粉嶺軍地丈量約份第 83 約地段第 470 號之土地業主，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，以准許就上述私人地段的部份地方及毗連政府土地作臨時公眾停車場（私家車）之規劃許可編號 A/NE-LYT/742 獲得續期，為期 3 年。申請地盤面積約有 420 平方米，現時在龍躍頭及軍地南分區計劃大綱核准圖編號 S/NE-LYT/19 上被訂為「農業」用途區。

申請地點過去曾涉及兩宗為期 3 年的臨時規劃許可申請作公眾停車場，最近期的規劃申請（申請編號 A/NE-LYT/742）於 2021 年 2 月 5 日獲得城規會批准，有效期至 2024 年 2 月 5 日。申請人希望透過臨時公眾停車場（私家車）之規劃許可續期令到現有的村用停車場用途能夠繼續運作，從而舒緩軍地村村民對停車位的急切需求。與上次規劃申請比較，本申請在主要發展參數不變，包括地盤面積、停車位數目及布局。

規劃評估指出是次申請理據充分，因為符合了規劃指引編號 34D 就有關臨時用途或發展的規劃許可續期之準則。自上次批給臨時許可後，規劃情況沒有任何重大改變，而規劃許可獲續期亦不會在規劃上帶來不良的影響，申請人亦已經履行所有上次規劃許可的附帶條件。擬議續期的額外三年是合理的，除了不會影響「農業」地帶的長遠規劃意向，亦不會對區內的交通、環境、排水、排污及園景造成不良影響。

1. INTRODUCTION

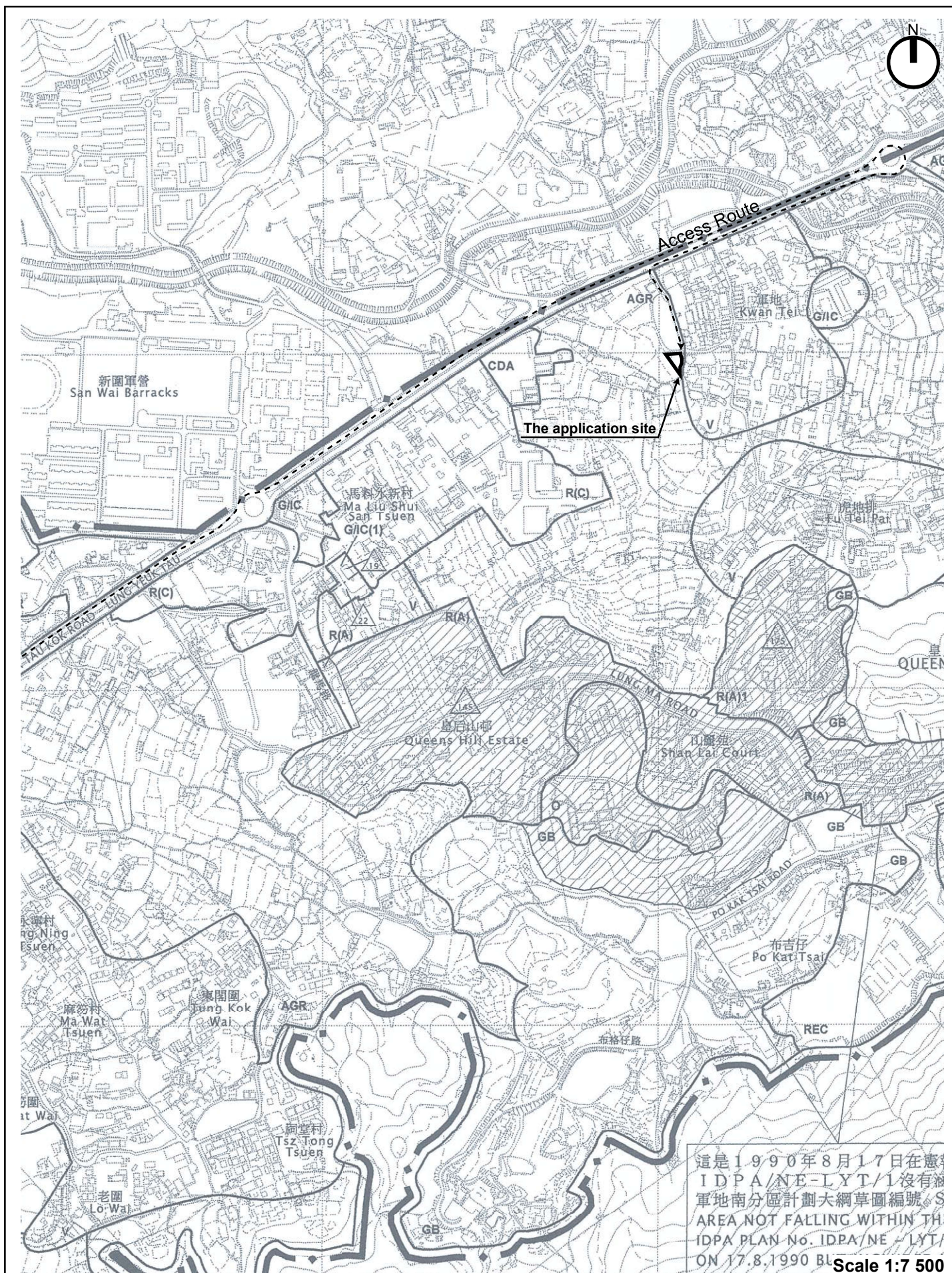
This section 16 (s.16) planning application is submitted by Toco Planning Consultants Ltd. on behalf of Lau Kung Yi (or I) Tong, the landowner of Lot 470 in D.D. 83 (the Applicant). It seeks the permission of the Town Planning Board (the Board/ TPB) for the renewal of the planning approval under Application No. A/NE-LYT/742 for temporary public vehicle park (private cars) for a period of 3 years in a portion of the aforesaid private lot and its adjoining government land, Kwan Tei, Fanling. The application site is about 420m² in area and is zoned "Agriculture" ("AGR") on the Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/19 (**Plan A**).

The application site is the subject of two previous s.16 planning applications for the temporary public vehicle park for a period of 3 years. On 5.2.2021, the latest s.16 planning application (Application No. A/NE-LYT/742) was approved by the Board with a validity period up to 5.2.2024 (see **Appendix I**). In view of the latest planning approval will lapse soon, the Applicant intends to renew the temporary planning approval of the temporary public vehicle park (private cars) for further 3 years in order to allow the continual operation of the subject use.

Compared with the previous application, the major development parameters, including site area, number of parking spaces and layout, remain unchanged. Planning assessments have indicated that the present application is well justified based on the following reasons:

- (a) the proposed renewal of further 3 years can facilitate continuity of existing village car park use to meet the genuine demand for parking spaces for the local villagers in Kwan Tei Village;
- (b) there is no material change in planning circumstances such as planning policy and land use zoning in the area since the original permission was granted;
- (c) there is no adverse planning implications (or pre-emption of planned permanent development in the area) arising from the renewal of the planning approval;
- (d) the Applicant has complied with all the approval conditions under the previous approval (see **Appendix II** and **Appendix III**);
- (e) the proposed renewal of further 3 years is considered reasonable and it will not frustrate the long-term planning intention of "AGR" zone; and
- (f) the small scale development will not result in any significant traffic, environmental, drainage, sewerage and landscape impacts on the locality.

In view of the above, the subject s.16 planning application is in line with the relevant TPB Guidelines on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (hereafter refers as TPB PG-No. 34D).



Plan A: Zoning and Location Plan

Extract of Approved Lung Yeuk Tau and Kwan Tei South
Outline Zoning Plan No.S/NE-LYT/19

2. PLANNING BACKGROUND

2.1 Site Location and Accessibility (Plan A)

The application site is located at the western fringe of Kwan Tei Village, Fanling. It is bounded by a pond to the north (**Photo 4**); the village proper of Kwan Tei Village to the east (**Photo 4**); a local track to the south; and a piece of flat land covered with dry abandoned field and wild grass to the west. The site is accessible from Sha Tau Kok Road – Lung Yeuk Tau via a local track (**Photo 3**).

2.2 Site and Adjacent Land Uses (Plan B)

The application site has a total area of about 420m² and is triangle in shape. It is flat, hard paved and fenced off (**Photo 5** and **Photo 6**). The site is currently occupied by a village car park with 11 parking spaces, landscape features and drainage gutters (**Photo 1** and **Photo 2**). The surrounding land uses are predominantly rural in character intermixed with village houses, vacant land and flat land covered with dry abandoned field and wild grass. Kwan Tei children's playground and football field are located further north of the site.

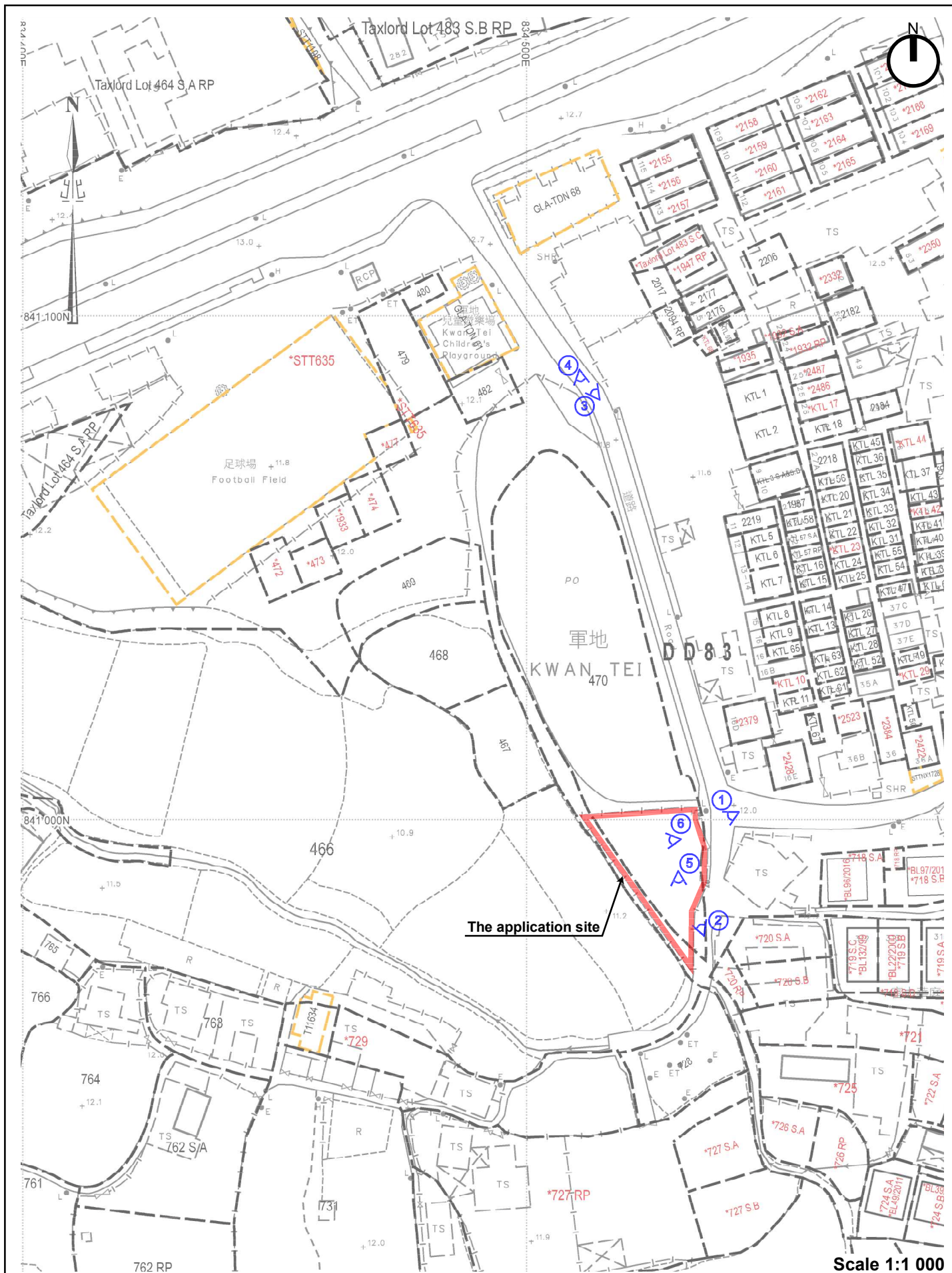
2.3 Planning History

The application site is zoned "AGR" on the Approved Lung Yeuk Tau & Kwan Tei South OZP No. S/TNE-LYT/19. The planning intention of this zone is primarily to retain and safeguard good quality agricultural land/ farm/ fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purpose. Nevertheless, the application site is the subject of two s.16 planning approvals for the same use as proposed in the present application for a period of 3 years. The first planning approval (No. A/NE-LYT/568) was obtained by the Board on 7.8.2015. The second planning approval (No. A/NE-LYT/742) was obtained on 5.2.2021 and all the approval conditions have been satisfactorily fulfilled (see **Appendix II** and **Appendix III**).

In view of the latest planning approval is valid until 5.2.2024, the Applicant submits the present s.16 planning application for the renewal of the planning approval in order to allow the temporary village car park could be continuously operated at the site.

2.4 Land Status (Plan B)

The application site involves Lot 470 (Part) in D.D. 83 and some adjoining government land. The private lot within the site is an old scheduled agricultural lot under block government lease. The government land included in the site is about 75m² in area. Should the application be approved, the landowner will apply to the Lands Department to regularise any irregularities on site, if any.



Plan B: Site and Land Status Plan



Photo 1: The application site (northern portion).



Photo 2: The application site (southern portion).



Photo 3: Local track towards Sha Tau Kok Road



Photo 4: North of the Site.



Photo 5: East and South of the Site.



Photo 6: West of the Site.



Site Photos

3. DEVELOPMENT PROPOSAL

In view of the strong demand for private car parking spaces to serve the villagers nearby, the Applicant would like to continue the operation of the temporary village car park at the application site. As shown on the layout plan in **Plan C**, the present scheme under this application will be the same as the previously approved scheme (Application No. A/NE-LYT/742). It has the following facilities and operation:-

(i) Car Parking Layout

With a total application site area of 420m², there will be 11 parking spaces for private cars (measuring 2.5m x 5m each) within the site. No structure or kiosk will be erected on the site. Sufficient space has been reserved within the site for turning of vehicles. The existing boundary fence on the site will be maintained at all time.

(ii) Access Arrangement

The application site is accessible from Sha Tau Kok Road – Lung Yeuk Tau via a local track. The ingress/ egress of the site will be maintained 5m width to allow sufficient space for vehicles entering the site.

(iii) The Operation

The operation hours of the temporary public vehicle park will be 24 hours per day. The car owners can freely access the locked car park using their own keys. Similar to the normal practice of the local villages in the N.T., the subject public vehicle park will continue to be on payment of a fee on monthly basis. It will only be available for the use of the local residents of Kwan Tei Village and the payment procedure shall be made in the Rural Committee/ Village Office.

(iv) Landscape Consideration

Same as the latest planning approval, all the existing trees will be retained in-situ. The Applicant is reminded to maintain the existing trees within the application site in satisfactory condition at all time.

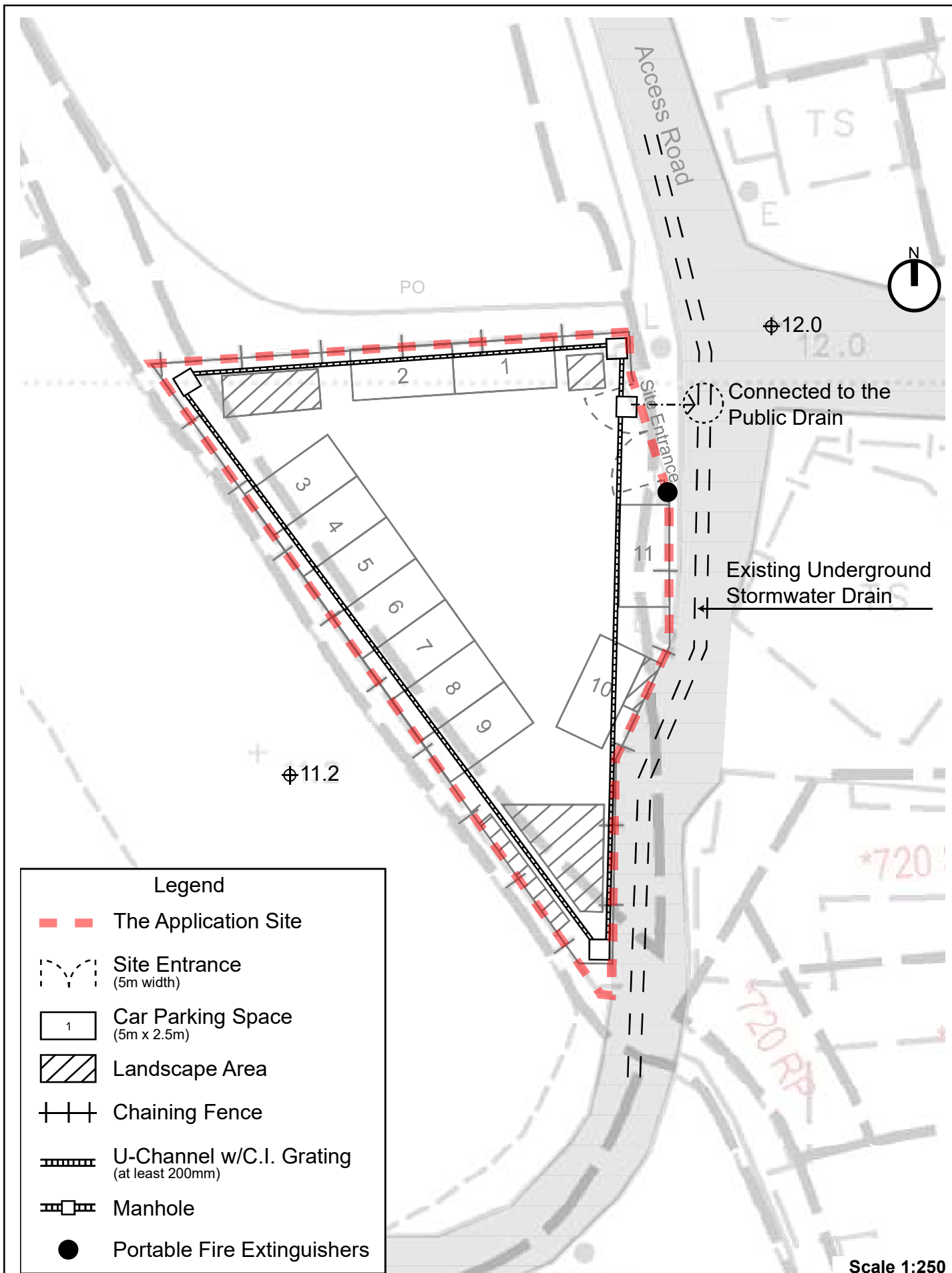
(v) Drainage and Environmental Considerations

Approval conditions (e) and (f) in relation to the submission and implementation of the drainage proposal of the approved development have been complied with (see **Appendix II**). The Applicant is reminded to maintain the existing drainage facilities within the application site in satisfactory condition at all time.

No car washing, vehicle repair, dismantling, paint spraying or other workshop activities will be allowed within the application site.

(vi) Fire Safety Arrangement

Approval conditions (g) and (h) in relation to the submission and implementation of the fire services installation (FSI) proposal of the approved development have been fulfilled (see **Appendix III**). The Applicant is reminded to maintain the existing FSI facilities within the application site in satisfactory condition at all time.



Plan C: The Approved Triangular Car Park

(For Indicative Purpose Only)

4. PLANNING JUSTIFICATION

4.1 Reasons for the Renewal Application

Kwan Tei Village is a well-established local village with a number of residential dwellings. It is located at a relatively remote area with minimum public transportation nearby. This resulted in a genuine demand for parking spaces for the local villagers in the area. In 2015, the Applicant submitted a s.16 planning application (Application No. A/NE-LYT/568) to the TPB to allow a temporary public vehicle park (private cars) for a period of 3 years at the application site. The application was approved by the Board on 7.8.2015. Subsequently, the public vehicle park at the site ceased operation after the planning permission was lapsed on 7.8.2018. In view of the continuous demand for car parking facilities in the vicinity, the Applicant submitted a s.16 planning application (Application No. A/NE-LYT/742) to the TPB in order to re-activate the operation of the car park at the site. The application was approved by the Board on 5.2.2021.

In view of the latest planning approval will lapse on 5.2.2024, the Applicant submits the present s.16 planning application to seek renewal of the planning approval for temporary public vehicle park (private cars) for a period of 3 years at the application site. The proposed renewal of further 3 years could help meeting the genuine demand for more parking spaces to serve the local residents in Kwan Tei Village.

4.2 No Material Change in Planning Circumstances

The present s.16 planning application is in line with the assessment criteria 4.1(a) of the TPB PG-No. 34D because there is no material change in planning circumstances since the previous planning permission (Application No. A/NE-LYT/742) was granted by the Board on 5.2.2021. Although the statutory town plan in the Lung Yeuk Tau and Kwan Tei South area has been updated from the Approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/17 (at the time of approval) to the Draft Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/18 and subsequently replaced by the Approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/19, it should be highlighted that such OZP amendments are only related to the rezoning of a site to the north of Shan Lai Court from "Residential (Group B)" ("R(B)") to "Residential (Group A)1" ("R(A)1") with stipulation of building height restriction, a site to the north of Shan Lai Court from "Residential (Group A)" ("R(A)") to "R(A)1" with stipulation of building height restriction, and incorporation of a piece of land to the south-east of Shung Him Tong Village from the Approved Hok Tau OZP No. S/NE-HT/5 into the planning scheme area, and rezoning that piece of land together with its adjoining land to the west from "Green Belt" and "AGR" to "Other Specified Uses" annotated "Cemetery" ("OU(Cemetery)").

The application site is still zoned "AGR" on the current Lung Yeuk Tau and Kwan Tei South OZP. There is no change in planning circumstances such as land use zoning and planning policy in the application site and its surrounding area.

4.3 No Adverse Planning Implications Arising from the Renewal

The present s.16 planning application is in line with the assessment criteria 4.1(b) of the TPB PG-No. 34D as there will be no adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development). The Applicant seeks renewal of the planning approval under Application No. A/NE-LYT/742 for temporary public vehicle park (private cars) for a period of 3 years only in a small portion of Lot 470 in D.D. 83 and its adjoining government land in Kwan Tei. The subject temporary planning application will not frustrate the long-term planning intention of the “AGR” zone. Currently, there is no future plan or programme at the site and its surrounding area. There is also no agricultural rehabilitation programme in the area.

In addition, the present scheme has no change in the nature of use and operation compared with the latest previous permission. Concerned departments had no in-principle object to or adverse comment on the approved development during the previous planning application stage.

4.4 All the Approval Conditions have been Satisfactorily Fulfilled

On 5.2.2021, the TPB approved the s.16 planning application No. A/NE-LYT/742 subject to the following approval conditions (see **Appendix I**), i.e.:

- (a) no vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked/stored on 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;
- (d) the boundary fence on the site should be maintained at all times during the planning approval period;
- (e) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB;
- (f) in relation to (e) above, the provision of the drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB;

- (g) the submission of proposals for water supplies for fire-fighting and FSI within 6 months of the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB;
- (h) in relation to (g) above, the provision of the water supplies for fire-fighting and FSI within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB;
- (i) if any of the above planning conditions (a), (b), (c) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (j) if any of the above planning condition (e), (f), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.

The present s.16 planning application is in line with the assessment criteria 4.1(c) of the TPB PG-No. 34D since the Applicant has complied with all the approval conditions under the previous approval. Approval conditions (a), (b), (c) and (d) are in relation to operational conditions, and the Applicant has been complying them consistently. Approval conditions (e) and (f) in relation to the submission and implementation of the drainage proposal have been fully complied with on 10.5.2021 (see **Appendix II**). Approval conditions (g) and (h) in relation to the submission and implementation of FSI proposal have been fully complied with on 2.8.2021 (see **Appendix III**).

4.5 The Proposed Renewal Period is Reasonable

The present s.16 planning application also satisfies the assessment criteria 4.1(d) of the TPB PG-No. 34D that the proposed renewal of further 3 years is considered reasonable as it can facilitate continuity in the operation of existing village car park use to serve the local residents and villagers in Kwan Tei Village, while the Government bureaux or departments at the present moment do not have plan or programme for the application site. The period requested under this application does not exceed the original validity period of temporary approval.

4.6 No Adverse Impacts

As mentioned in **Section 3.1**, compared with the previously approved scheme (Application No. A/NE-LYT/742), the present scheme has no change in the nature of use, operation and planning parameters of the proposed development. Therefore, the small scale temporary use with only 11 car parking spaces at the application site will not result in any significant traffic, environmental, drainage, sewerage and landscape impacts on the locality. Concerned departments had no in-principle object to or adverse comment on the approved development during the previous planning application stage and the Applicant has fulfilled all the approval conditions of the previously approved scheme.

5. CONCLUSION

The planning application seeks the TPB's permission for the renewal of the planning approval under Application No. A/NE-LYT/742 for temporary public vehicle park (private cars) for a period of 3 years in a portion of Lot 470 in D.D. 83 and its adjoining government land, Kwan Tei, Fanling. The application site is subject of two previous planning applications for the same use and the latest Application No. A/NE-LYT/742 was approved by TPB with a validity period up to 5.2.2024. The Applicant intends to renew the temporary planning approval of the temporary public vehicle park in order to allow the continual operation of the subject use.

Compared with the previous application, the major development parameters, including site area, number of parking spaces and layout, remain unchanged. Planning assessments have indicated that the present application is well justified based on the following reasons:

- (a) the proposed renewal of further 3 years can facilitate continuity of existing village car park use to meet the genuine demand for parking spaces for the local villagers in Kwan Tei Village;
- (b) there is no material change in planning circumstances such as planning policy and land use zoning in the area since the original permission was granted;
- (c) there is no adverse planning implications (or pre-emption of planned permanent development in the area) arising from the renewal of the planning approval;
- (d) the Applicant has complied with all the approval conditions under the previous approval;
- (e) the proposed renewal of further 3 years is considered reasonable and it will not frustrate the long-term planning intention of "AGR" zone; and
- (f) the small scale development will not result in any significant traffic, environmental, drainage, sewerage and landscape impacts on the locality.

In view of the small scale nature of the proposed temporary use and the justifications presented in the Planning Statement, honourable members of the TPB are requested to approve this planning application.

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

By Post & Fax (2577 2862)

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/NE-LYT/742

26 February 2021

Toco Planning Consultants Ltd.
Unit 5, 13/F, Technology Plaza
651 King's Road
North Point, Hong Kong
(Attn.: Ted Chan)

Dear Sir/Madam,

**Proposed Temporary Public Vehicle Park (Private Cars)
for a Period of 3 Years in "Agriculture" Zone,
Lot 470 (Part) in D.D. 83 and Adjoining Government Land, Kwan Tei, Fanling**

I refer to my letter to you dated 2.2.2021.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 5.2.2024 and is subject to the following conditions :

- (a) no vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked/stored on 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;
- (d) the boundary fence on the site should be maintained at all times during the planning approval period;
- (e) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 5.8.2021;

- (f) in relation to (e) above, the provision of the drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 5.11.2021;
- (g) the submission of proposals for water supplies for fire-fighting and fire service installations within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 5.8.2021;
- (h) in relation to (g) above, the provision of the water supplies for fire-fighting and fire service installations within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 5.11.2021;
- (i) if any of the above planning condition (a), (b), (c) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (j) if any of the above planning condition (e), (f), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix V of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, please refer to the TPB Guidelines No. 34C and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 6.2.2024. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-III). For details, please refer to TPB Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

_____ A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 5.2.2021 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 19.3.2021). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

_____ If you have any queries regarding this planning permission, please contact Mr. Tim Fung of Sha Tin, Tai Po & North District Planning Office at 2158 6237. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

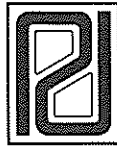
Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North District
Planning Office
Rooms 1301-1314, 13/F.,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

本函檔號 Your Reference
本署檔號 Our Reference TPB/A/NE-LYT/742
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

Toco Planning Consultants Ltd.
Unit No. 5, 13/F., Technology Plaza,
No. 651 King's Road,
North Point, Hong Kong
(Attn.: Mr. Ted CHAN)

By Post and Fax (2577 2862)

10 May 2021

Dear Mr. CHAN,

**Proposed Temporary Public Vehicle Park (Private Car) for a Period of 3 Years in
“Agriculture” Zone, Lot 470 (Part) in D.D. 83 and Adjoining Government Land,
Kwan Tei, Fanling, New Territories**

(Compliance with Approval Conditions (e) & (f) under Application No. A/NE-LYT/742)

I refer to your submission received by this office on 19.3.2021 for compliance with approval conditions (e) and (f) in relation to the submission and implementation of drainage proposal under the captioned planning application. An interim reply was sent to you on 29.4.2021.

Chief Engineer/Mainland North, Drainage Services Department (Contact Person: Mr. Anthony L.C. WONG; Tel.: 2300 1274) has been consulted and has no comment on the submission. As such, approval conditions (e) and (f) are considered complied with.

Please be reminded to maintain the drainage system properly and rectify any inadequacies or defects found during operation. The owner of the lot shall be liable for and shall indemnify claims and demands arising out of damage or nuisance due to failure of the system.

Should you have any queries, please feel free to contact Ms. Sandy S. Y. YIK of this department at 2158 6229.

Yours faithfully,

(Ms. Jessica CHU)
for and on behalf of
Director of Planning

規 劃 署

沙田・大埔及北區規劃處
新界沙田上禾輋路1號
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

來函檔號 Your Reference:
本署檔號 Our Reference: TPB/A/NE-LYT/742
電話號碼 Tel. No.: 2158 6372
傳真機號碼 Fax No.: 2691 2806 / 2696 2377

By Post and Fax (2577 2862)

Toco Planning Consultants Ltd.
Unit No. 5, 13/F., Technology Plaza
No. 651 King's Road
North Point, Hong Kong
(Attn.: Mr. Ted CHAN)

2 August 2021

Dear Mr. CHAN,

**Proposed Temporary Public Vehicle Park (Private Cars)
for a Period of 3 Years in "Agriculture" Zone,
Lot 470 (Part) in D.D. 83 and Adjoining Government Land, Kwan Tei, Fanling**

(Compliance with Approval Conditions (g) and (h) under Application No. A/NE-LYT/742)

I refer to your submission dated 21.6.2021 for compliance with approval conditions (g) and (h) in relation to submission of proposals for water supplies for fire-fighting and fire service installations and provision thereof respectively under the captioned application. An interim reply was sent to you on 30.7.2021.

Director of Fire Services (contact person: Mr. LO Sin-tat; Tel. No.: 2733 5845) has been consulted and advised that approval conditions (g) and (h) are considered complied with.

Should you have any queries, please feel free to contact Ms. Sandy S.Y. YIK of this office at 2158 6229.

Yours faithfully,

(Tony WU)
for and on behalf of
Director of Planning

TOCO PLANNING CONSULTANTS LTD.

TOWN PLANNING, ENVIRONMENT & DEVELOPMENT CONSULTANCY

Unit No. 5, 13/F., Technology Plaza,
No. 651 King's Road,
North Point, Hong Kong
Tel: 2895 0168
Fax: 2577 2862

E-mail: tocoplanning@hotmail.com
Website: <http://www.tocoplanning.com>



達材都市規劃
顧問有限公司

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

Your Ref.: TPB/A/NE-LYT/815

Dear Sir/ Madam,

9 January, 2024

**Section 16 Planning Application for Proposed Temporary Public Vehicle
Park (Private Cars) for a Period of 3 Years, Lot 470 (Part) in D.D. 83
and Adjoining Government Land, Kwan Tei, Fanling**

We refer to the comments from the Fire Services Department sent to us via District Planning Office/ Sha Tin, Tai Po & North District (DPO/STN)'s email on 18.12.2023.

Please find attached a full set of valid FS251 covering all the fire services installations implemented on the application site for your attention. The layout and the proposed use (i.e. temporary public vehicle park (private cars)) as compared with the previous application (no. A/NE-LYT/742) remains unchanged.

Yours faithfully,

Toco Planning Consultants Ltd.

P.P. 
Ted Chan
Managing Director



c.c. DPO/STN (Attn. Ms. CHEUNG Chui Ying, Carman)

T

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:
消防處檔號

Serial Number

30780 245543

Name of Client 顧客姓名

Address 地址

Temporary Carpark at Lot 470 (Part) in D.D.83, and Adjoining Government Land, Kwan Tei Fanling, NT

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

Part 1 Annual Maintenance ONLY

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
24	9L 泡劑滅火筒2支	臨時停車場	符合消防處規定	05/01/2024	04/01/2025

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)
			不適用		

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			無	

Remark 備註

JB06234-K354-01-M-WW

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized

Signature:

受權人簽署

Name:

姓名

莫兆榮

FSD/RC No.:
消防處註冊號碼

RC3 / 0780

RC

Company Name:
公司名稱

莫兆榮

Telephone:

聯絡電話

Date:

日期

06/01/2024

For FSD
use only

Inspected

Key-in

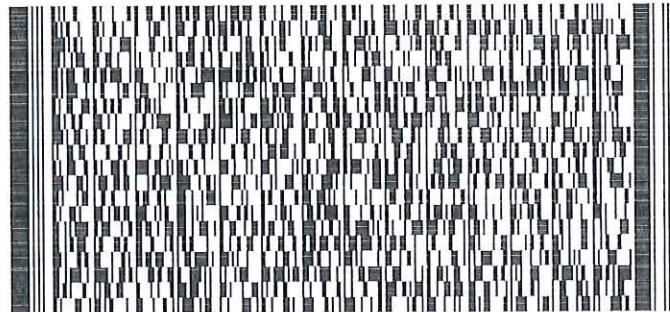
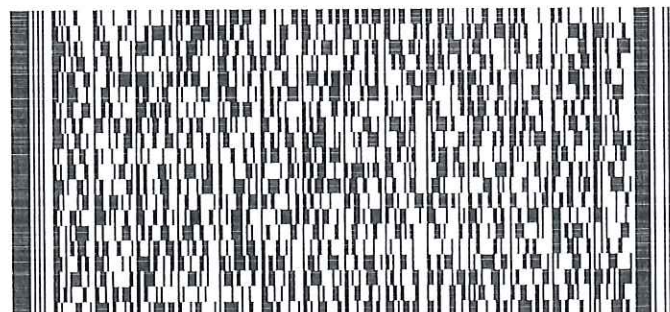
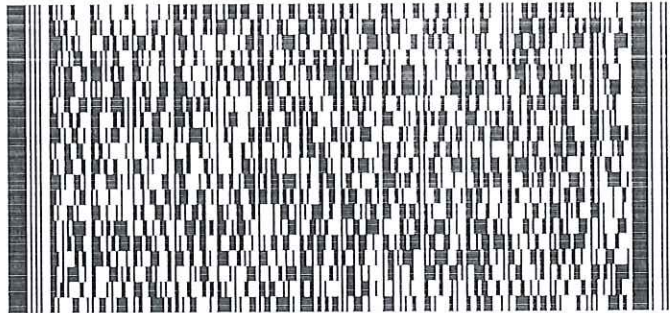
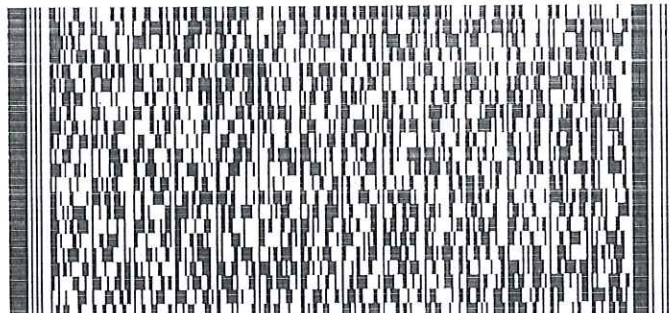
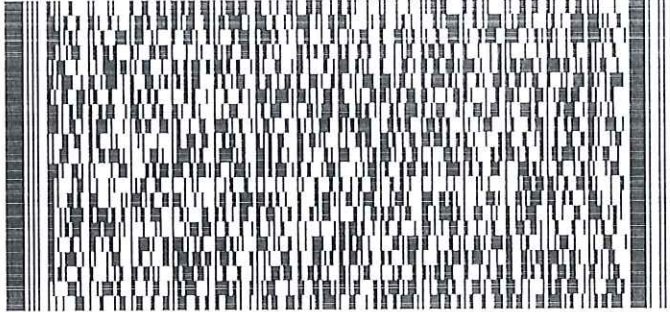
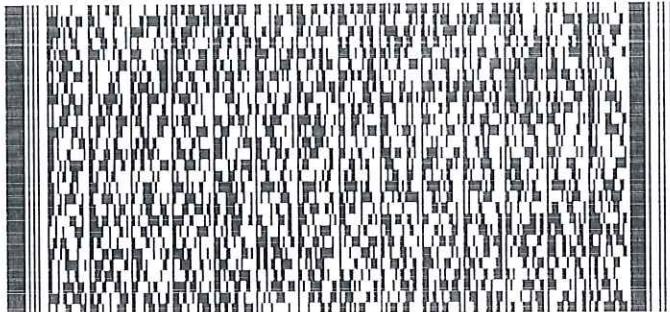
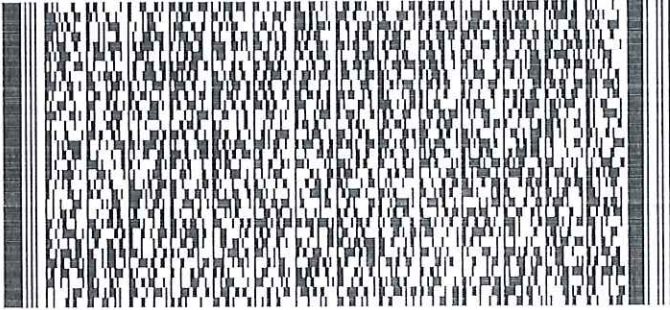
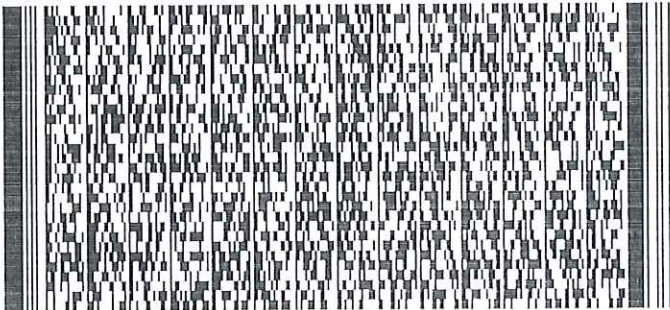
Verified



Serial Number

30780245543

Name of Client 顧客姓名



TOCO PLANNING CONSULTANTS LTD.

TOWN PLANNING, ENVIRONMENT & DEVELOPMENT CONSULTANCY

Unit No. 5, 13/F., Technology Plaza,

No. 651 King's Road,

North Point, Hong Kong

Tel: 2895 0168

Fax: 2577 2862

E-mail: tocoplanning@hotmail.com

Website: <http://www.tocoplanning.com>



達材都市規劃
顧問有限公司

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

Your Ref.: TPB/A/NE-LYT/815

Dear Sir/ Madam,

17 January, 2024

**Section 16 Planning Application for Proposed Temporary Public Vehicle
Park (Private Cars) for a Period of 3 Years, Lot 470 (Part) in D.D. 83
and Adjoining Government Land, Kwan Tei, Fanling**

We refer to the comments from District Lands Office/North (DLO/N) sent to us via District Planning Office/ Sha Tin, Tai Po & North District (DPO/STN)'s email on 16.1.2024. Our responses to DLO/N are as follows:-

"Your comment in relation to the unlawful occupation of government land is well noted. The Applicant will arrange the lot owner of Lot 470 in D.D. 83 to apply for a Short Term Tenancy (STT) for the occupation of government land after the subject section 16 planning application is approved by the Town Planning Board."

Yours faithfully,

Toco Planning Consultants Ltd.

P.P. 

Ted Chan
Managing Director



c.c. DPO/STN (Attn. Ms. CHEUNG Chui Ying, Carman)