

2025年 2月 1 日

此文件在 收到。城市規劃委員會
 只會在收到所有必要文件後才正式確認收到
 申請的日期。

11 FEB 2025

This document is received on _____
 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 請在適當的方格內加上「✓」號

2500167

21/1

By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-LYT/845
	Date Received 收到日期	11 FEB 2025

- 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)

Chan Kwai Fuk (陳貴福)

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)

Lawson David & Sung Surveyors Limited (羅迅測計師行有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable)
詳細地址/地點/丈量約份及地段號碼 (如適用)

Lots 1752(Part), 1753 and 1762 in D.D.76,
Leng Pei Tsuen, Lung Yeuk Tau, N.T.

(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 1,632 sq.m 平方米 ☒ About 約
☐ Gross floor area 總樓面面積 NA 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)

..... NA 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" ("AGR") and "Village Type Development" ("V")
(f) Current use(s) 現時用途	Vacant land (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於_____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
8.1.2025 - 21.1.2025 (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 9.1.2025 (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展Proposed Temporary Public Vehicle Park (Private Cars Only)
and Associated Filling of Land for a Period of 3 Years

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 1,632sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 NAsq.m ☐ About 約

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

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

NA

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 38 (2.5m x 5m)

Motorcycle Parking Spaces 電單車車位 NA

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 NA

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 NA

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 NA

Others (Please Specify) 其他 (請列明) NA

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位 NA

Coach Spaces 旅遊巴車位 NA

Light Goods Vehicle Spaces 輕型貨車車位 NA

Medium Goods Vehicle Spaces 中型貨車車位 NA

Heavy Goods Vehicle Spaces 重型貨車車位 NA

Others (Please Specify) 其他 (請列明) NA

Proposed operating hours 擬議營運時間

24 hours from Mondays to Sundays (including Public Holidays)

<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>		<p>Yes 是</p> <p><input checked="" 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)) The Application Site is connected via a local track to Sha Tau Kok Road - Ma Mei Ha.</p> <p><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)</p> <p>No 否 <input type="checkbox"/></p>
<p>(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。)</p>		
<p>(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？</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>	
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？</p>	<p>Yes 是</p> <p><input checked="" 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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1,632 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" type="checkbox"/> About 約</p> <p><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</p> <p>No 否 <input type="checkbox"/></p>	
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>	<p>On environment 對環境</p> <p>On traffic 對交通</p> <p>On water supply 對供水</p> <p>On drainage 對排水</p> <p>On slopes 對斜坡</p> <p>Affected by slopes 受斜坡影響</p> <p>Landscape Impact 構成景觀影響</p> <p>Tree Felling 砍伐樹木</p> <p>Visual Impact 構成視覺影響</p> <p>Others (Please Specify) 其他 (請列明)</p> <p>.....</p> <p>.....</p>	<p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p>

	<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>NA</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(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

<p>(a) Application number to which the permission relates</p> <p>與許可有關的申請編號</p>	<p>A/ _____ / _____</p>
<p>(b) Date of approval</p> <p>獲批給許可的日期</p>	<p>..... (DD 日/MM 月/YYYY 年)</p>
<p>(c) Date of expiry</p> <p>許可屆滿日期</p>	<p>..... (DD 日/MM 月/YYYY 年)</p>
<p>(d) Approved use/development</p> <p>已批給許可的用途/發展</p>	
<p>(e) Approval conditions</p> <p>附帶條件</p>	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><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：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
<p>(f) Renewal period sought</p> <p>要求的續期期間</p>	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

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

Cannis Lee

Associate Director (Planning)

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他MPIA.....



on behalf of
代表

Lawson David & Sung Surveyors Limited

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

Date 日期

21/1/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 1752(Part), 1753 and 1762 in D.D.76, Leng Pei Tsuen, Lung Yeuk Tau, N.T.
Site area 地盤面積	1,632 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19
Zoning 地帶	"Agriculture" ("AGR") and "Village Type Development" ("V")
Type of Application 申請類別	<input checked="" 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 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input 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 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park (Private Cars Only) and Associated Filling of Land for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	NA	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> m 米 (Not more than 不多於)
		NA	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	NA	<input type="checkbox"/> m 米 (Not more than 不多於)
		NA	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	NA % <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		38
	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) _____ _____		38 (2.5m x 5m) NA NA NA NA NA
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		NA
	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) _____ _____		NA NA NA NA NA NA

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 checked="" type="checkbox"/>
<u>Location Plan, Lot Index Plan, Plan showing Vehicular Access to the Application Site, Land Filling Plan and Site Photos</u>		
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"/>
<hr/> <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。



Ref: LDS/PLAN/7120

Section 16 Planning Application

Proposed Temporary Public Vehicle Park (Private Cars Only) and Associated Filling of Land for a Period of 3 Years at Lots 1752(Part), 1753 and 1762 in D.D.76, Leng Pei Tsuen, Lung Yeuk Tau, N.T.

Planning Statement

Applicant
Chan Kwai Fuk (陳貴福)

Prepared by
Lawson David & Sung Surveyors Limited

January 2025

Executive Summary

This planning statement is prepared in support of a planning application for proposed temporary public vehicle park (private cars only) and associated filling of land (“the proposed development”) for a period of 3 years at Lots 1752(Part), 1753 and 1762 in D.D.76, Leng Pei Tsuen, Lung Yeuk Tau, N.T. (the “Application Site”).

The Application Site, covering an area of about 1,632 sq.m., falls within an area largely zoned “Agriculture” (“AGR”) (about 1,162 sq.m., 71%) and partly zoned “Village Type Development” (“V”) (about 470 sq.m., 29%) on the Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/19 gazetted on 16.12.2022. According to the Notes of the OZP, ‘pubic vehicle park (excluding container vehicle)’ is a Column 2 use within the “V” zone, which requires planning permission from the Board. While ‘pubic vehicle park (excluding container vehicle)’ is neither Column 1 nor Column 2 use of the “AGR” zone, temporary use or development of any land or building not exceeding a period of three years and filling of land requires permission from the Board.

The Application Site is currently vacant and surrounded by village houses. To alleviate the existing and growing parking demand for the nearby villages and reduce illegal parking nearby, the Applicant intends to use the Application Site for a public vehicle park (private cars only) to serve the local villagers and residents.

The proposed public vehicle park will provide a total of 38 parking spaces (2.5m x 5m) for private vehicles to serve the local villagers/residents. An ingress/egress point of about 8m wide will be proposed at the southern boundary of the Application Site, connecting to the local track off Sha Tau Kok Road – Ma Mei Ha. The proposed development will only provide monthly rental parking services to the nearby villagers / residents. The proposed hours of operation at the Application Site are 24 hours daily from Mondays to Sundays (including public holidays).

The justifications of this application are:

1. The proposed development will meet local parking demand;
2. The proposed development does not contravene the planning intention of “AGR” and “V” zones;
3. There are similar approvals for public vehicle park use in “AGR” and “V” zones of the same OZP;
4. The proposed development will promote optimization of valuable land resources; and
5. The proposed development will not generate adverse traffic, drainage and environmental impacts on the surrounding areas.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

行政摘要

此規劃報告書旨在支持在新界龍躍頭嶺皮村丈量約份第 76 約地段第 1752 號(部分)，第 1753 號及第 1762 號 (“申請地點”)，作為期三年的臨時公眾停車場(只限私家車)及相關填土工程(“擬議發展”)的規劃申請。

申請地點的面積約 1,632 平方米，大部分面積座落於在 2022 年 12 月 16 日刊憲的龍躍頭及軍地南分區計劃大綱核准圖 (圖則編號：S/NE-LYT/19)上的「農業」地帶 (約 1,162 平方米，71%)，其餘部分座落於「鄉村式發展」地帶 (約 470 平方米，29%)。根據該大綱圖的註釋，「公眾停車場(不包括貨櫃車)」屬「鄉村式發展」地帶內的第二欄用途，需先向城市規劃委員會(“城規會”)提出申請。而「公眾停車場(不包括貨櫃車)」不屬「農業」地帶內的第一欄或第二欄用途，而不超過三年土地或建築物的臨時用途或發展以及填土工程，亦須向城規會提出申請。

申請地點現時為空置土地及四周被村屋包圍。為舒緩該區現時及持續上升的泊車需求以及減少違例泊車，申請人擬議使用申請地點作公眾停車場(只限私家車)用途，以服務本地村民/居民。

擬議公眾停車場將提供 38 個停車位(2.5 米 x 5 米)，以服務本地村民/居民。申請地點的出入口(約 8 米闊)將設於南面，此出入口由一條道路連接沙頭角公路 - 馬尾下段。擬議公眾停車場只會提供月租停車位給本地村民/居民。申請地點的營運時間為星期一至日(包括公眾假期)24 小時運作。

本規劃申請的理據為：

1. 擬議發展將滿足該區對停車位的需求；
2. 擬議發展不會違背「農業」及「鄉村式發展」地帶的規劃意向；
3. 在同一規劃大綱圖內的「農業」和「鄉村式發展」地帶有同類公眾停車場用途的規劃許可獲批；
4. 擬議發展可有效利用寶貴的土地資源；
5. 擬議發展不會對附近的交通、排水及環境構成不良的影響。

基於本規劃報告書所述的理據，敬希 各城規會委員及有關政府部門能批准此項申請，作為期三年的臨時用途。

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1. Introduction

1.1 Purpose

Pursuant to Section 16 of the Town Planning Ordinance, this Planning Statement Report is submitted to the Town Planning Board (“the Board”) in support of a planning application for proposed temporary public vehicle park (private cars only) and associated filling of land (the “proposed development”) for a period of 3 years at Lots 1752(Part), 1753 and 1762 in D.D.76, Leng Pei Tsuen, Lung Yeuk Tau, N.T. (hereafter referred to as “the Application Site”). **Figure 1** shows the location of the Application Site and the Lot Index Plan indicating the concerned lots is shown per **Figure 2**.

The Application Site, covering an area of about 1,632 sq.m., falls within an area largely zoned “Agriculture” (“AGR”) (about 1,162 sq.m., 71%) and partly zoned “Village Type Development” (“V”) (about 470 sq.m., 29%) on the Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/19 gazetted on 16.12.2022. According to the Notes of the OZP, ‘public vehicle park (PVP) (excluding container vehicle)’ is a Column 2 use within the “V” zone, which requires planning permission from the Board. While ‘PVP (excluding container vehicle)’ is neither Column 1 nor Column 2 use of the “AGR” zone, temporary use or development of any land or building not exceeding a period of three years and filling of land requires permission from the Board.

The Application Site is currently vacant and surrounded by village houses. To alleviate the existing and growing parking demand for the nearby villages and reduce illegal parking nearby, the Applicant intends to use the Application Site for a PVP (private cars only) to serve the local villagers and residents. It is considered a preferred location for the proposed development.

1.2 Organization of the Planning Statement

This planning statement is divided into 6 chapters. Chapter 1 is an introduction outlining the above background of the planning application. Chapter 2 will then illustrate the site context and land status followed by Chapter 3 which describes the planning context in details. Chapter 4 gives the particulars of the proposed development. Detailed accounts of planning justifications of the proposed development are presented in Chapter 5. The planning statement finally concludes with a summary in Chapter 6.

2. Site Context

2.1 The Application Site and Its Existing Condition

The Application Site, with an area of about 1,632 sq.m., is located at the village settlement of Leng Pei Tsuen, Lung Yeuk Tau, N.T, which is situated to the east of Sha Tau Kok Road – Ma Mei Ha and southwest of Princess Hill. The Application Site is a piece of flat land, currently vacant and partly hard-paved (see **Site Photos**).

2.2 Surrounding Land Uses

The surrounding areas mainly comprise of village houses, parking of vehicles, vacant / unused land and active / fallow agricultural land. The Application Site is surrounded by village settlements of Ma Mei Ha Leng Tsui at its immediate north and Leng Pei Tsuen at its immediate east and south. To the northwest within the same “AGR” zone are various small houses approved by the Board from 2006 to 2024. To the west is the village settlements of Kan Tau Tsuen, as well as a community centre known as Life Building Centre. To the further south is another village, Tan Chuk Hang Lo Wai.

2.3 Accessibility

The Application Site is accessible to Sha Tak Kok Road – Ma Mei Ha via a local track. The proposed development would share the access road with the surrounding uses. A plan showing the vehicular access to the Application Site is provided at **Figure 3**.

2.4 Land Status

According to the records of the Land Registry, the subject lots are held under Block Government Lease and is demised as agricultural use with lease term for 75 years, from 1.7.1898 and are renewable for a further term of 24 years. The Application Site is not subject to any small house applications.

3. Planning Context

3.1 Outline Zoning Plan

The Application Site currently falls within an area largely zoned “Agriculture” (“AGR”) (about 1,162 sq.m., 71%) and partly zoned “Village Type Development” (“V”) (about 470 sq.m., 29%) on the Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/19 gazetted on 16.12.2022 (see **Figure 1**).

The planning intention of “AGR” 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 purposes.”

The planning intention of “V” zone is to “designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.”

According to the Notes of the OZP, the proposed development (‘PVP (excluding container vehicles)’) is a ‘Column 2’ use of “V” zone but is neither a ‘Column 1’ or ‘Column 2’ use of “AGR” zone. Meanwhile, temporary use or development of any land or building not exceeding a period of three years and filling of land within “AGR” zone require planning permission from the Board.

3.2 Previous Application

The Application Site is not involved in any previous planning application.

3.3 Similar Applications within “AGR” and “V” Zones in Vicinity

4 applications for similar PVP use were approved by the Board within the last 3 years in “AGR” and “V” zones of the Lung Yeuk Tau and Kwan Tei South OZP in vicinity of the Application Site. These approved applications are summarized as follows:

Application No.	Applied Use	Zoning	Site Area (m ²)	Decision	Date of Approval
A/NE-LYT/768	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	"AGR"	400	Approved with conditions	11.11.2022
A/NE-LYT/824	Temporary Public Vehicle Park (Excluding Container Vehicles) for a Period of 5 Years	"V"	4,110	Approved with conditions	20.9.2024
A/NE-LYT/827	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	"AGR"	921.4	Approved with conditions	19.7.2024
A/NE-LYT/833	Temporary Public Vehicle Park (Private Car and Light Goods Vehicle only) for a Period of 3 Years	"V"	480	Approved with conditions	25.10.2024

4. Development Proposal

4.1 Site Configuration and Layout

The Applicant proposes to use the Application Site for a temporary PVP (private cars only) and associated filling of land for a period of 3 years. The proposed development intends to serve the local villagers and residents. It will help meet the local parking demand, regulate parking in the area and improve the traffic conditions in the vicinity.

The Application Site has an area of about 1,632 sq.m. The proposed PVP will provide 38 parking spaces (2.5m x 5m) for private vehicles (see Layout Plan at **Figure 4**). Only private vehicles with valid licenses issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations are allowed to be parked on the Application Site.

The Applicant also applies for regularization of filling of land of not exceeding 0.2m for site formation, parking and vehicle manoeuvring. No further land filling is required. A plan showing the land filling area of the Application Site is shown in **Figure 5**.

4.2 Site Operations

The proposed hours of operation at the Application Site are 24 hours daily from Mondays to Sundays (including public holidays). It is anticipated that customers of the car park would mainly visit the Application Site from 7 a.m. to 10 p.m. The proposed development will only provide monthly rental parking services to the nearby villagers / residents. The Applicant also confirms that there will be no repairing, car washing, paint spraying and other workshop activities conducted at the Application Site.

4.3 Traffic Arrangement

The Application Site can be accessed via a local track diverging from Sha Tau Kok Road – Ma Mei Ha (see **Figure 3**). An ingress/egress point will be proposed at the southern boundary of about 8m wide. The proposed development would share the access road with the surrounding uses. The aisle width of the proposed PVP will be at least 5m for 1-way traffic flow with adequate spaces reserved for manoeuvring of vehicles within the Application Site. Since the proposed PVP will mainly serve the local villagers/residents, and all the parking spaces will be available as monthly rental, which would not generate a high traffic volume.

The number of generated trips from the proposed PVP will not be more than 15 trips during peak hours, which could be absorbed by the existing road. The estimated traffic arising from the proposed development is as follows:

	Weekdays	Weekends
Time	No. of Trips (Private Vehicles)	No. of Trips (Private Vehicles)
07:00-08:00	8	6
08:00-09:00 (AM Peak)	15	10
09:00-10:00	12	8
10:00-11:00	8	8
11:00-12:00	6	6
12:00-13:00	4	4
13:00-14:00	4	4
14:00-15:00	6	6
15:00-16:00	8	8
16:00-17:00	12	10
17:00-18:00 (PM Peak)	15	12
18:00-19:00	12	10
19:00-20:00	10	8
20:00-21:00	6	6
21:00-22:00	4	4
22:00-23:00	4	4
23:00-07:00	4	4

4.4 Drainage Proposal

Village drains are found along the southern and eastern boundaries of the Application Site. The Applicant will provide drainage facilities within the site to allow surface runoff to be collected and diverted from the Application Site to the existing village drains. The Applicant will submit a drainage proposal to demonstrate the drainage facilities arrangement upon approval of this application.

4.5 Landscape

The Application Site is partly covered with weeds with no trees found within the site. The Application Site is located within an area of village settlements, in which private vehicles of the villagers / residents are commonly parked at vacant government land. Since the proposed development intends to serve the surrounding villagers and residents and no structures will be erected with the Application Site, it is considered not incompatible with the landscape character of the surrounding areas.

5. Planning Justifications

5.1 Meeting Local Parking Demand

With several existing local villages nearby, the proposed PVP is intended to meet the parking demand generated from local villagers and residents nearby. At present, there is no proper public vehicle park in Leng Pei Tsuen. Due to the lack of parking facilities, illegal parking is very common with cars parked freely on the open area or along the local track, which would create a chaotic environment and provoke road safety concerns in the surrounding areas.

Given the multiple approvals of small house applications in vicinity, an increasing local demand for parking spaces of private vehicles in Leng Pei Tsuen can be foreseen. The provision of a PVP at the Application Site can therefore help accommodate the increasing population as well as relieve potential traffic pressure off the area.

In addition, there are limited public transport options in terms of variety and frequency of public transport services in the vicinity of Leng Pei Tsuen. As a result, many villagers/residents generally rely on private cars as their major means of transportation, which account for the high demand for private car parking spaces in the area. In consequence, the introduction of the proposed PVP can alleviate the parking demand and regulate the chaotic parking situation in the area.

5.2 Not Contravene the Planning Intention of “AGR” and “V” Zones

The Application Site falls within an area zoned “AGR” and “V” on the Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/19. In view of the surrounding developments of the Application Site, which is mainly village houses and vacant land, the planning intention of the “AGR” zone has not been materialized. In addition, the owners of the Application Site have no intention to develop Small Houses within the “V” zone and there is no small house application within the Application Site. As such, the Application Site is unlikely be developed for agricultural and residential uses in the short to medium term. Additionally, the proposed development is a temporary use, which would not jeopardize the long-term planning intention of “AGR” and “V” zones.

5.3 Similar Approvals for Public Vehicle Park Use in “AGR” and “V” Zones on the Same OZP

As mentioned in Paragraph 3.3, the Board has previously approved 4 applications (Nos. A/NE-LYT/768, 824, 827 and 833) for similar PVP use within “AGR” and “V” zones of Lung Yeuk Tau and Kwan Tei South OZP in the last three years. With similar applications approved in the vicinity for PVP use, approval of this application is considered acceptable within the “AGR” and “V” zones and in line with previous decisions of the Board.

5.4 Optimization of Valuable Land Resources

The Application Site is currently vacant with no foreseeable future development. As the planning intentions of both “AGR” and “V” zones are not contravened as mentioned above, the proposed development can offer an interim solution to optimize valuable land resources that can complement the surrounding uses and satisfy the local parking demand from the surrounding villages. Since the Applicant will upkeep the maintenance of the Application Site, it can encourage better management of the quality of the Application Site and avoid land degradation from lack of maintenance.

5.5 No Adverse Impacts on the Surrounding Areas

Owing to the nature and size of the proposed development, no adverse impacts are anticipated on the surrounding areas, as discussed below:

Traffic

Since the Application Site will only provide monthly rental parking services, the traffic volume could be controlled. While the development would be opened 24 hours daily, it is anticipated that customers of the car park would mainly visit the site from 7:00am to 10:00pm. With reference to Paragraph 4.4, the proposed use will not attract high traffic influx in the area and can be absorbed by existing road. The proposed development would alleviate local parking demand and help regulate the chaotic parking situation in the area. The design of the proposed PVP for private vehicles has also taken into account of vehicular circulation and manoeuvring. As such, it is anticipated that the proposed development would not have significant traffic impact to the surrounding areas.

Drainage

The Application Site is currently bounded by village drains to its south and east. The Applicant will submit a drainage proposal upon approval of this application to demonstrate the drainage facilities arrangement and mitigate any potential drainage impact to the surrounding area. In this regard, no adverse drainage impact is anticipated.

Environment

As the proposed PVP will only be used for parking of private vehicles with limited traffic influx, it would not generate adverse noise, air pollution or visual intrusion. In addition, there will be no repairing, car washing, paint spraying and other workshop activities carried out on the premises. Therefore, the proposed development will not generate any pollution or adverse environmental impacts on the surrounding areas.

6. Conclusion

The Application Site falls within “AGR” and “V” zones on the Lung Yeuk Tau and Kwan Tei South OZP. The Application Site is currently vacant and the Applicant intends to use the Application Site for a public vehicle park to serve local villagers and residents. In view of the site location, the existing site conditions and surrounding land uses, the planning intention of “AGR” zone has not been materialized and the land owners have no intention to develop small houses within the “V” zone of the Application Site. Given the temporary nature of the proposed development, it will therefore not contravene the long-term planning intentions of the “AGR” and “V” zones.

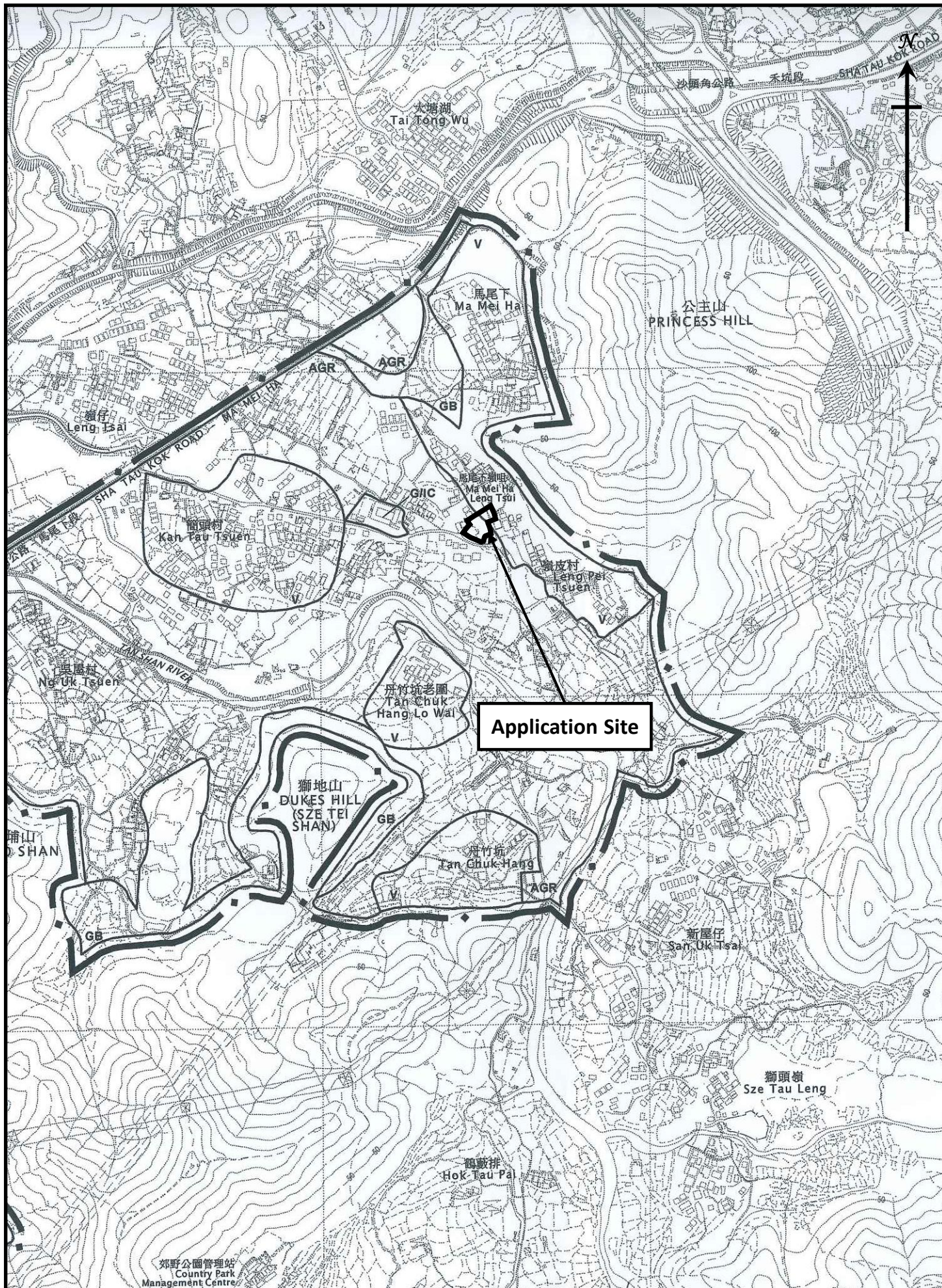
Meanwhile, the proposed development will meet the local parking demand, help regulate parking in the area and improve the traffic conditions in the vicinity. Similar applications have also been approved by the Board in the “AGR” and “V” zones, indicating that the proposed use is both compatible and suitable in land use term, at least on a temporary basis of 3 years. It is also anticipated that the proposed development will not generate adverse impacts to the surrounding environment, and the technical concerns of relevant government departments could be addressed through the implementation of approval conditions. The proposed development could therefore be considered an ideal interim solution to optimize valuable land resource.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

Lawson David & Sung Surveyors Limited
January 2025

Figures

- Figure 1 Location Plan
- Figure 2 Lot Index Plan
- Figure 3 Vehicular Access to the Site
- Figure 4 Indicative Layout Plan
- Figure 5 Land Filling Plan



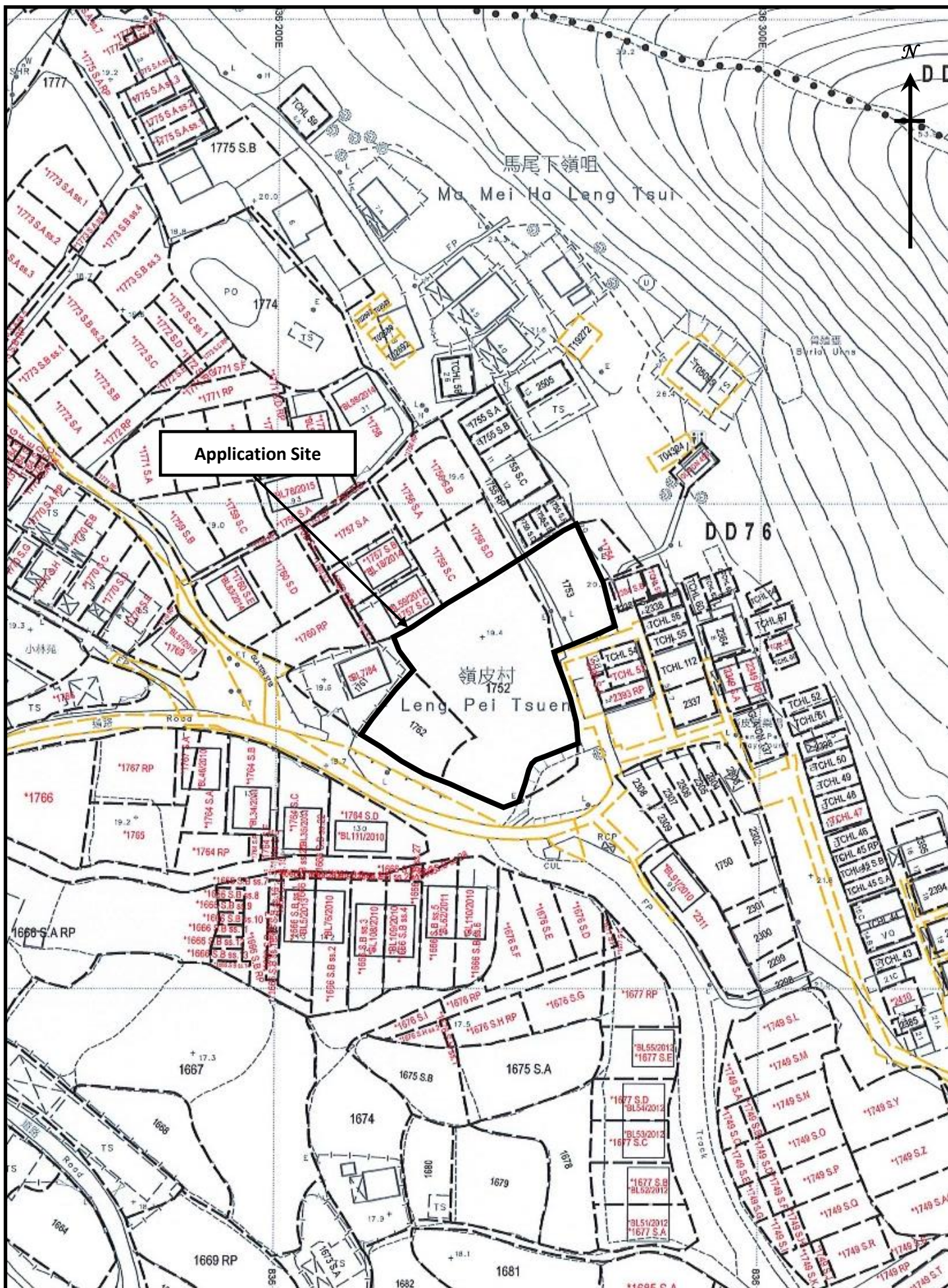
Location Plan
(Extract from Approved Lung Yeuk Tau and Kwan Tei
South Outline Zoning Plan No. S/NE-LYT/19)

Figure 1

1 : 7500



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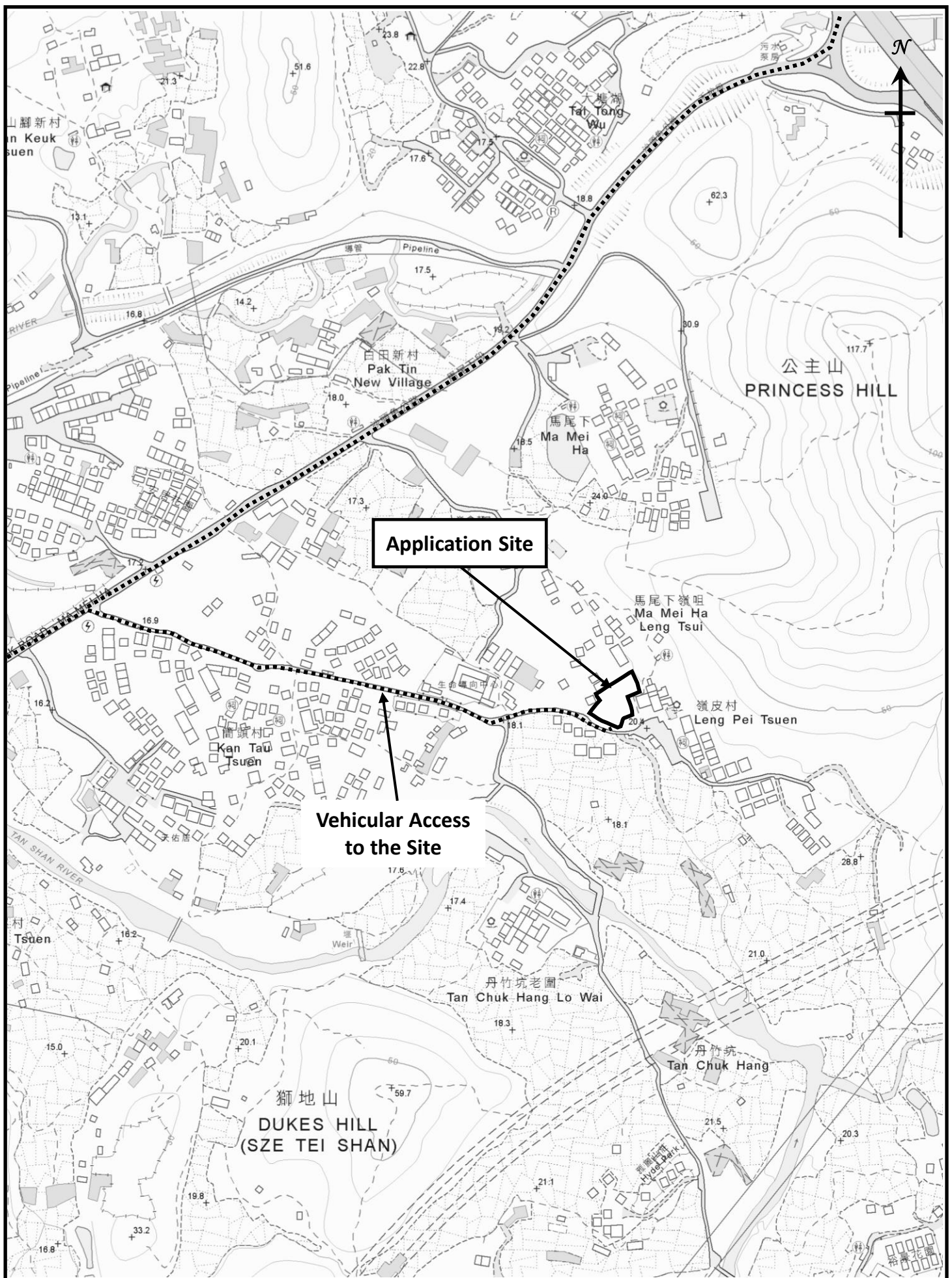
Lot Index Plan

Figure 2

1 : 1000



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Vehicular Access to the Application Site

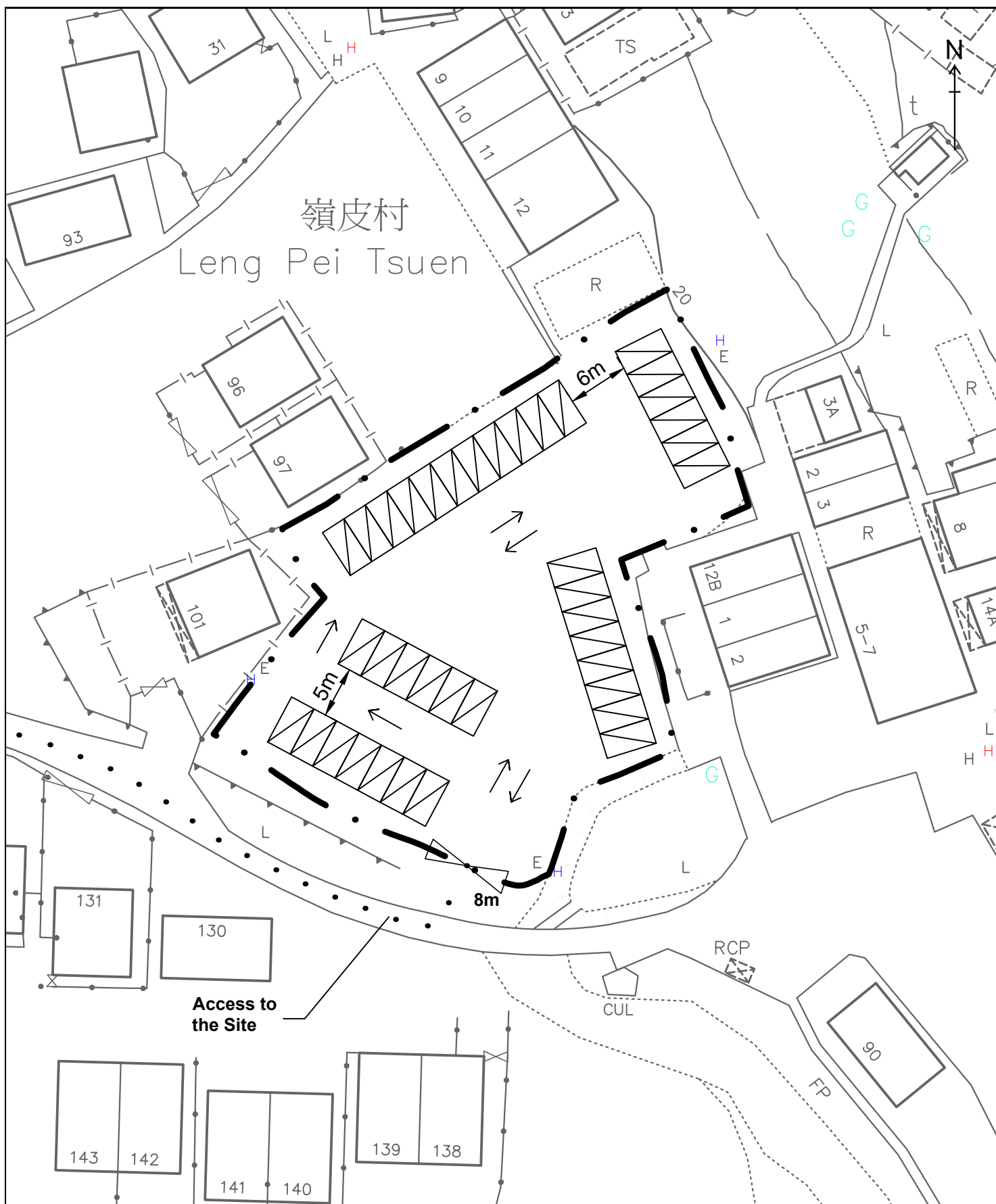
Figure 3

1 : 5000



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Legend:

- Application Site (Area: about 1,632 sq.m.)
- Parking Spaces for Private Vehicles (2.5m x 5m) (38 nos.)

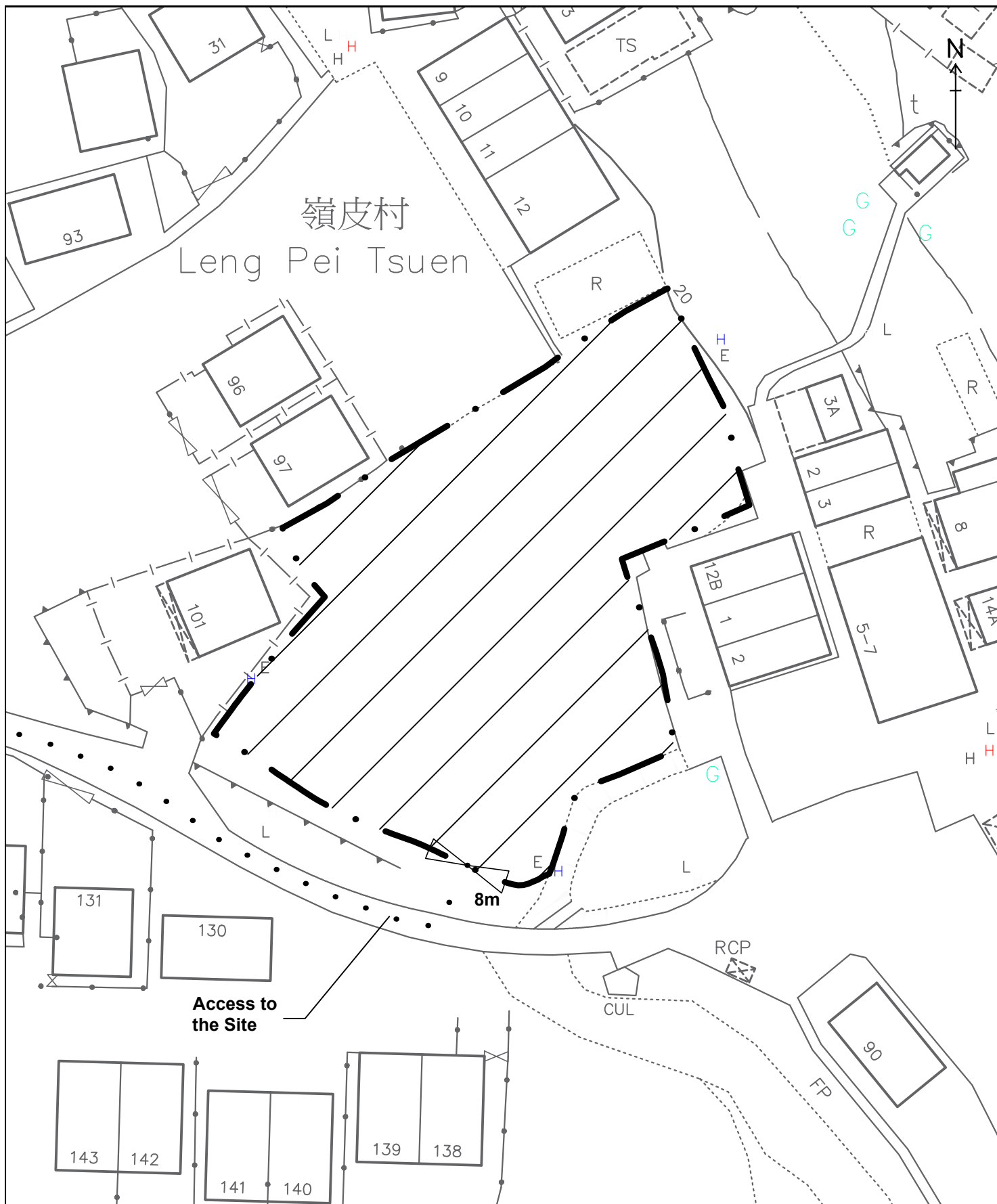
Indicative Layout Plan

Figure 4

Scale 1 : 500



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Legend:



Application Site (Area: about 1,632 sq.m.)



Land Filling Area (Area: about 1,632 sq.m., Depth: not more than 0.2m)

Land Filling Plan

Figure 5

Scale 1 : 500

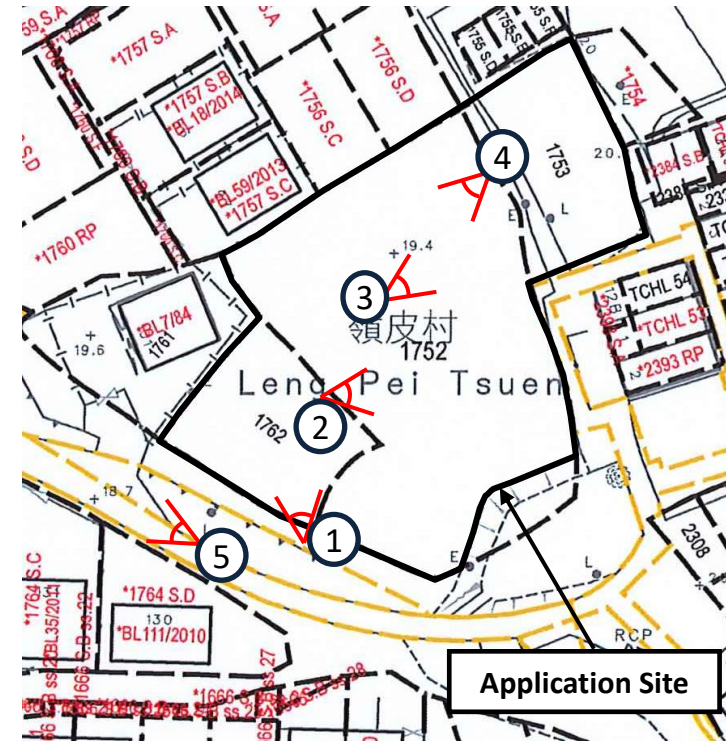


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Site Photos



Legend:

-  Viewpoint of the Photo
-  Photo No.



Existing Condition of the Application Site

Site Photos



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Appendix Ib of

Lawson David & Sung Surveyors Limited
157th Anniversary
1860-2027

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Consultant :

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MHKIE MSOE FCMI MCIArb MSc

劉志光
Lau Chi Kwong
FRICS FHKIS ALS MHKIS RPS(LS) MSc

潘孝維
Pun How Wai
MRIBA

By Email and Post

Date : 7 March 2025
Your Ref.: TPB/A/NE-LYT/845
Our Ref. : LDS/PLAN/7120

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

Dear Sir/Madam,

**Application for Planning Permission for Proposed Temporary Public Vehicle Park
(Private Cars Only) and Associated Filling of Land for a Period of 3 Years at Lots
1752(Part), 1753 and 1762 in D.D.76, Leng Pei Tsuen, Lung Yeuk Tau, N.T.**
(Application No. A/NE-LYT/845)

We refer to the comments from the Transport Department on the captioned application and submit herewith our response in **Table 1** for your consideration.

Should there be any queries, please contact our Miss Cannis Lee at

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited



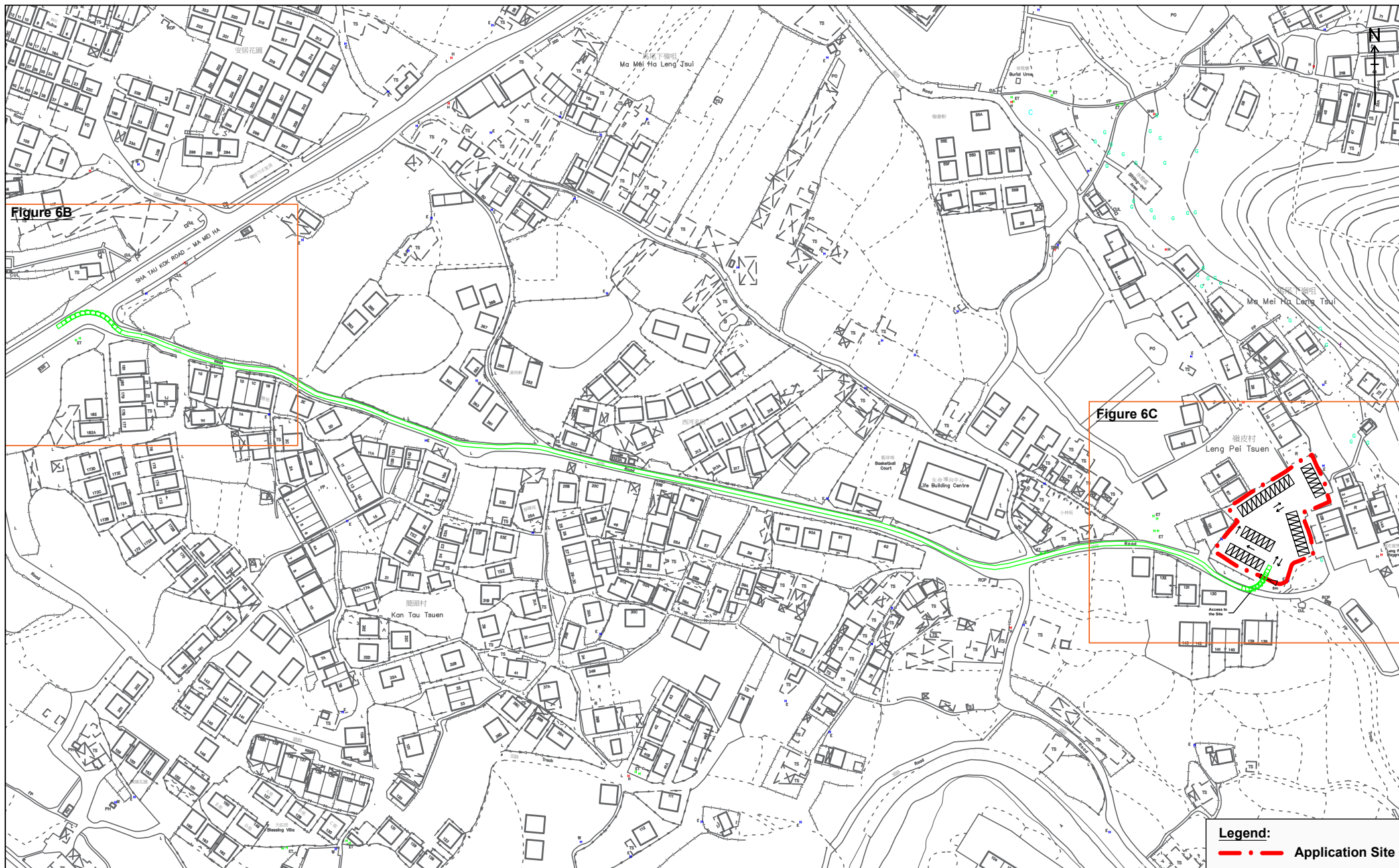

Encl.

c.c. DPO/STN (Attn.: Mr. Peter Ngan) – By Email
Client

Table 1: Responses to Comments from the Transport Department on Planning Application No. A/NE-LYT/845 (7 March, 2025)

COMMENTS		RESPONSES																																																								
1. Transport Department																																																										
(i)	The applicant should substantiate the traffic generation and attraction from and to the application site (the Site).	(i)	The breakdown of trip generations for private vehicles is shown below:																																																							
			<table><tr><th>Time</th><th>Weekdays</th><th>Weekends</th></tr><tr><td>07:00-08:00</td><td>8</td><td>6</td></tr><tr><td>08:00-09:00 (AM Peak)</td><td>15</td><td>10</td></tr><tr><td>09:00-10:00</td><td>12</td><td>8</td></tr><tr><td>10:00-11:00</td><td>8</td><td>8</td></tr><tr><td>11:00-12:00</td><td>6</td><td>6</td></tr><tr><td>12:00-13:00</td><td>4</td><td>4</td></tr><tr><td>13:00-14:00</td><td>4</td><td>4</td></tr><tr><td>14:00-15:00</td><td>6</td><td>6</td></tr><tr><td>15:00-16:00</td><td>8</td><td>8</td></tr><tr><td>16:00-17:00</td><td>12</td><td>10</td></tr><tr><td>17:00-18:00 (PM Peak)</td><td>15</td><td>12</td></tr><tr><td>18:00-19:00</td><td>12</td><td>10</td></tr><tr><td>19:00-20:00</td><td>10</td><td>8</td></tr><tr><td>20:00-21:00</td><td>6</td><td>6</td></tr><tr><td>21:00-22:00</td><td>4</td><td>4</td></tr><tr><td>22:00-23:00</td><td>4</td><td>4</td></tr><tr><td>23:00-07:00</td><td>4</td><td>4</td></tr></table>	Time	Weekdays	Weekends	07:00-08:00	8	6	08:00-09:00 (AM Peak)	15	10	09:00-10:00	12	8	10:00-11:00	8	8	11:00-12:00	6	6	12:00-13:00	4	4	13:00-14:00	4	4	14:00-15:00	6	6	15:00-16:00	8	8	16:00-17:00	12	10	17:00-18:00 (PM Peak)	15	12	18:00-19:00	12	10	19:00-20:00	10	8	20:00-21:00	6	6	21:00-22:00	4	4	22:00-23:00	4	4	23:00-07:00	4	4	
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			As all the parking spaces will be rented out on monthly basis, there will not be more than 15 trips generated from the Application Site during peak hours, which could be absorbed by the existing road.																																																							
(ii)	The applicant shall use swept path analysis to demonstrate the satisfactory maneuvering of vehicles entering/exiting	(ii)	The swept path analysis to demonstrate the manoeuvring of vehicles entering/exiting from the Site from/to Sha Tau Kok, manoeuvring within the Site and into/out of the parking spaces are provided in Figures 6A-6C																																																							

COMMENTS	RESPONSES
from the Site from/to Sha Tau Kok Road, maneuvering within the Site and into/out of the parking spaces.	There are sufficient spaces for manoeuvring of vehicles within the Application Site.
(iii) Please clarify whether there will be a gate installed at the entry. If so, please ensure such arrangement will not cause queuing of vehicles outside the Site.	(iii) The Applicant will only provide monthly rental parking services to nearby villagers/residents and no gate will be installed at the entrance of the Application Site. Queuing back of vehicles at the local access road is not anticipated in view of the low traffic volume and adequate spaces within the Application Site.
(iv) The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.	(iv) The visibility from the Application Site to the local track is good. The Application Site will not be fenced off so as to maintain the good visibility. The Applicant will maintain the existing pedestrian route to ensure pedestrian safety. Road sign 'Be aware of Pedestrians' and speed limit sign are proposed near the entrance of the Application Site to alert drivers and pedestrians to proceed cautiously.
(v) The vehicular access between the Site and Sha Tau Kok Road is not managed by the Transport Department (TD). The applicant should seek comment from the responsible party.	(v) Noted.
(vi) Upon receipt of the above information, TD may offer further comments on the application.	(vi) Noted.



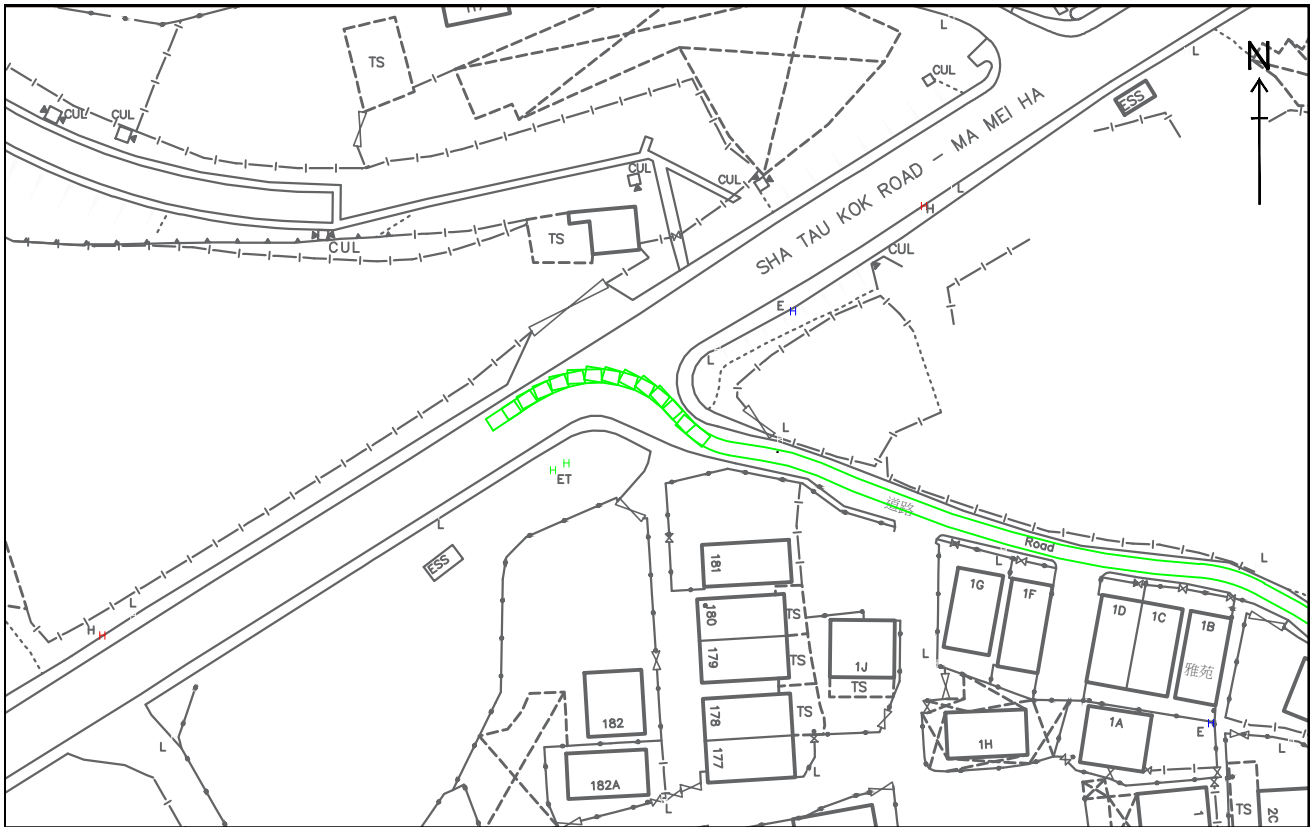
Swept Path Analysis (Private Vehicle)

Figure 6A

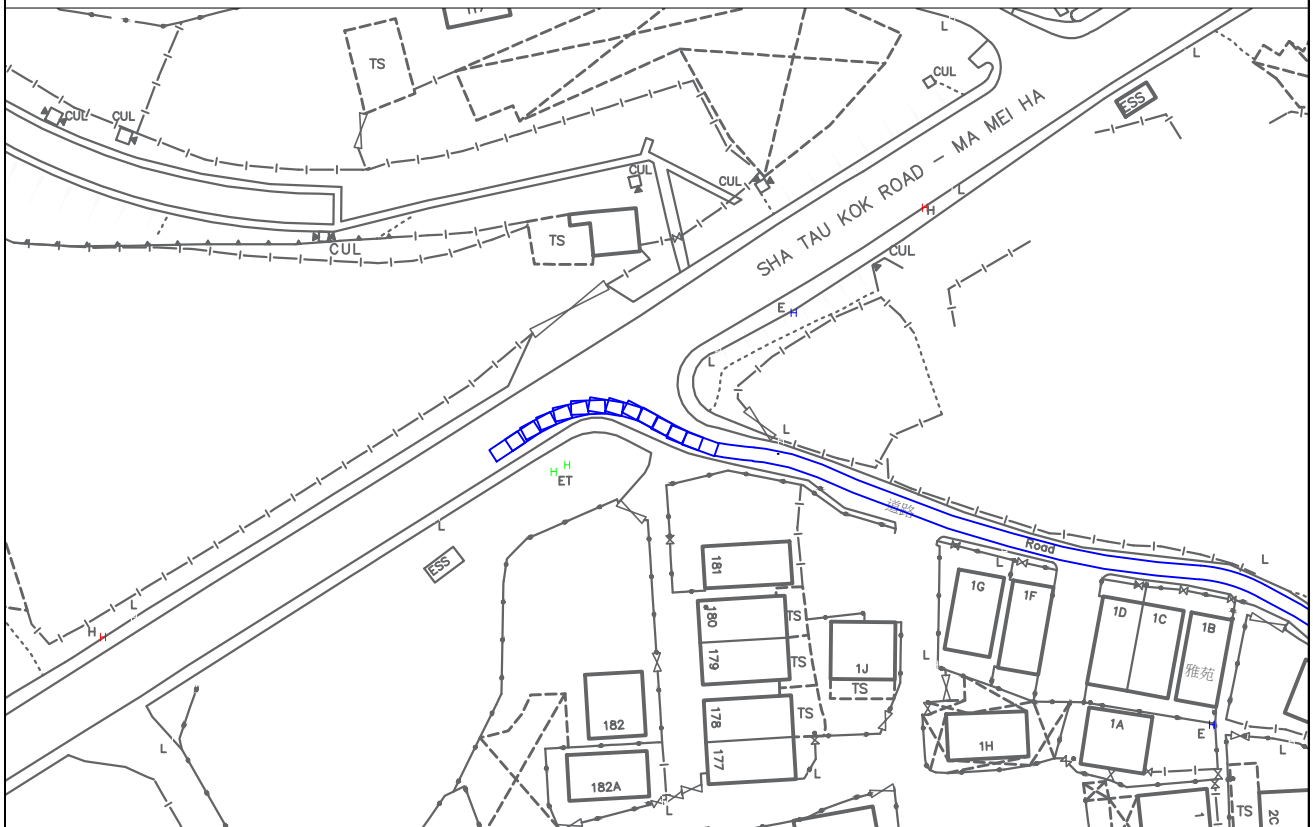
Not to Scale



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IN



OUT

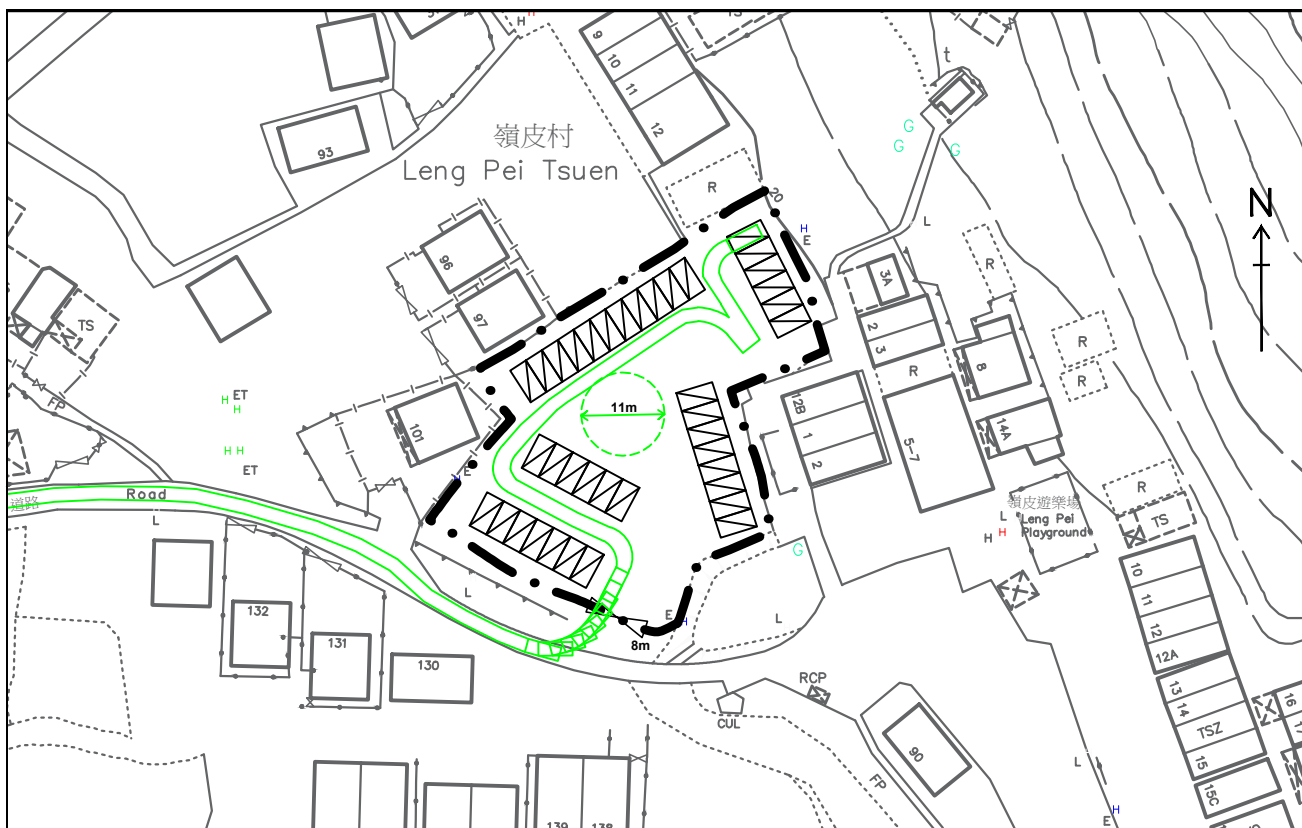
**Swept Path Analysis
(To/From Sha Tau Kok Road)**

Figure 6B

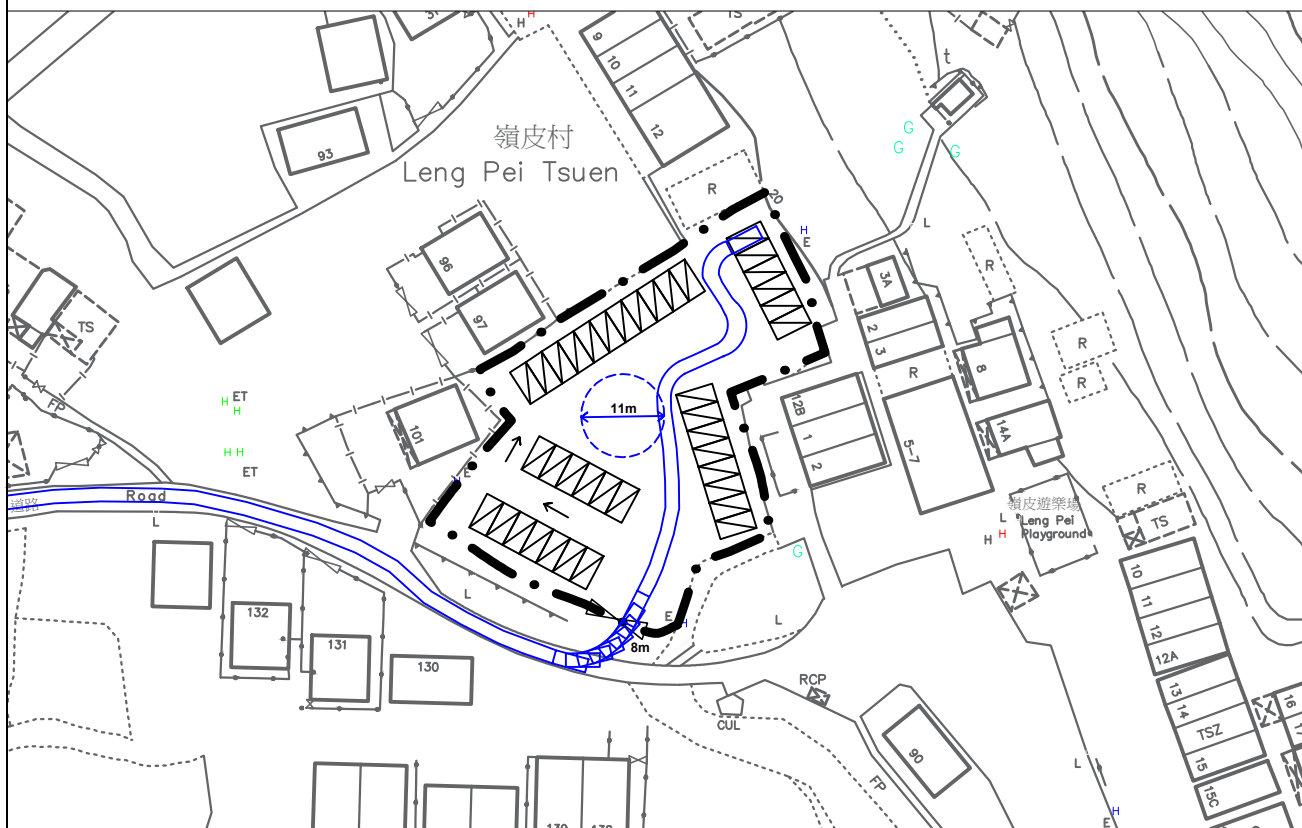
Scale 1:1000



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IN



OUT

**Swept Path Analysis
(To/From the Application Site and
Manoeuvring within the Application Site)**

Figure 6C

Scale 1:1000



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Appendix Ic of
RNTPC Paper No. A/NE-LYT/845



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劉志光
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潘孝維
Pun How Wai
MRIBA

By Email and Post

Date : 24 March 2025

Your Ref.: TPB/A/NE-LYT/845

Our Ref. : LDS/PLAN/7120

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

Dear Sir/Madam,

**Application for Planning Permission for Proposed Temporary Public Vehicle Park
(Private Cars Only) and Associated Filling of Land for a Period of 3 Years at Lots
1752(Part), 1753 and 1762 in D.D.76, Leng Pei Tsuen, Lung Yeuk Tau, N.T.**
(Application No. A/NE-LYT/845)

We refer to the further comments from the Landscape Unit, Urban Design & Landscape Section of Planning Department on the captioned application and submit herewith our response in **Table 1** for your consideration.

Should there be any queries, please contact our Miss Cannis Lee at

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited

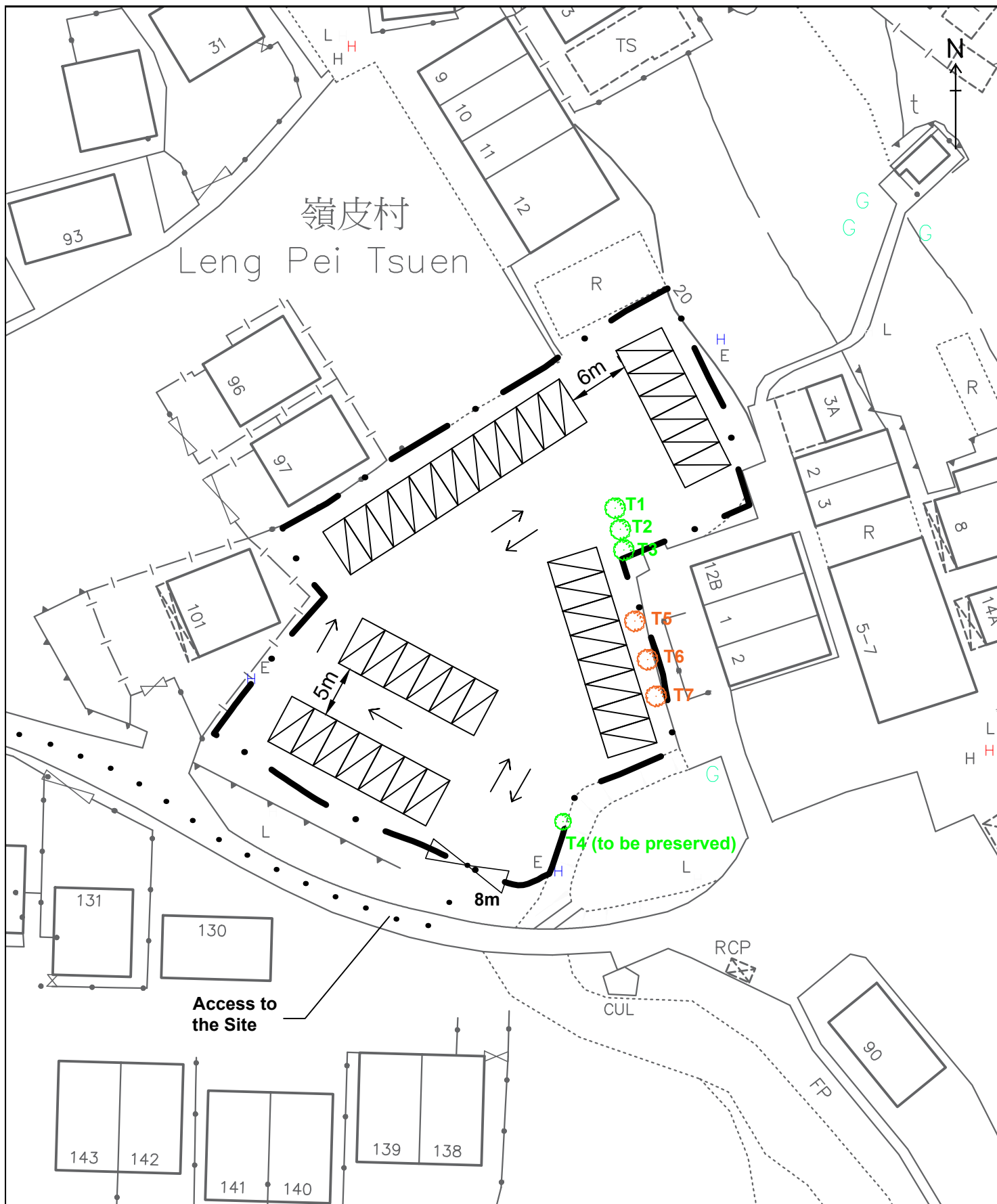


Encl.

c.c. DPO/STN (Attn.: Mr. Peter Ngan) – By Email
Client

Table 1: Responses to Comments from the Government Department on Planning Application No. A/NE-LYT/845 (24 March, 2025)

COMMENTS	RESPONSES
1. Landscape Unit, Urban Design & Landscape Section, Planning Department	
<p>(i) Having reviewed the submitted R to C Table and supplementary information, it is stated that three existing trees are identified outside the application site (the Site) and one existing tree is identified at the eastern boundary within the Site. However, based on the site photo taken on 18.2.2025 (see photo and site plan attached), the three existing trees appear to be located within the Site.</p>	<p>(i) The 3 existing trees (T1, T2 and T3) (see Figure 7A) located within the Application Site are proposed to be felled because:</p> <ul style="list-style-type: none"> (a) They are not in conflict with the proposed car parking spaces but in conflict with the swept path of private vehicles; (b) They are not Old and Valuable Tree (OVT), or protected species and hence of low conservation value. <p>3 new fruit trees will be proposed along the eastern boundary of the Application Site for properly compensation.</p>
<p>(ii) The applicant is advised to provide information on existing trees (e.g. species, sizes, proposed tree treatment, and mitigation measures (if any), etc) for Town Planning Board's consideration.</p>	<p>(ii) Please refer to Figure 7A on the location and details of the existing and proposed trees. T1, T2 and T3 will be felled and 3 new trees (T5, T6 and T7) are proposed along the eastern boundary of the Application Site. T4 will be retained and preserved. Kerb/wheel stopper will be installed at minimum distance of 1m from the trees to guard against potential damage of vehicular movements. The Applicant will maintain all the preserved tree and proposed trees in healthy conditions.</p>



Plan showing the Location of Existing and Proposed Trees

Figure 7A

Scale 1 : 500



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Appendix Id of
RNTPC Paper No. A/NE-LYT/845



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潘孝維
Pun How Wai
MRIBA

By Email and Post

Date : 8 April 2025

Your Ref.: TPB/A/NE-LYT/845

Our Ref. : LDS/PLAN/7120

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

Dear Sir/Madam,



**Application for Planning Permission for Proposed Temporary Public Vehicle Park
(Private Cars Only) and Associated Filling of Land for a Period of 3 Years at
Lots 1752(Part), 1753 and 1762 in D.D.76, Leng Pei Tsuen, Lung Yeuk Tau, N.T.
(Application No. A/NE-LYT/845)**

We refer to the captioned application and write to clarify the followings:

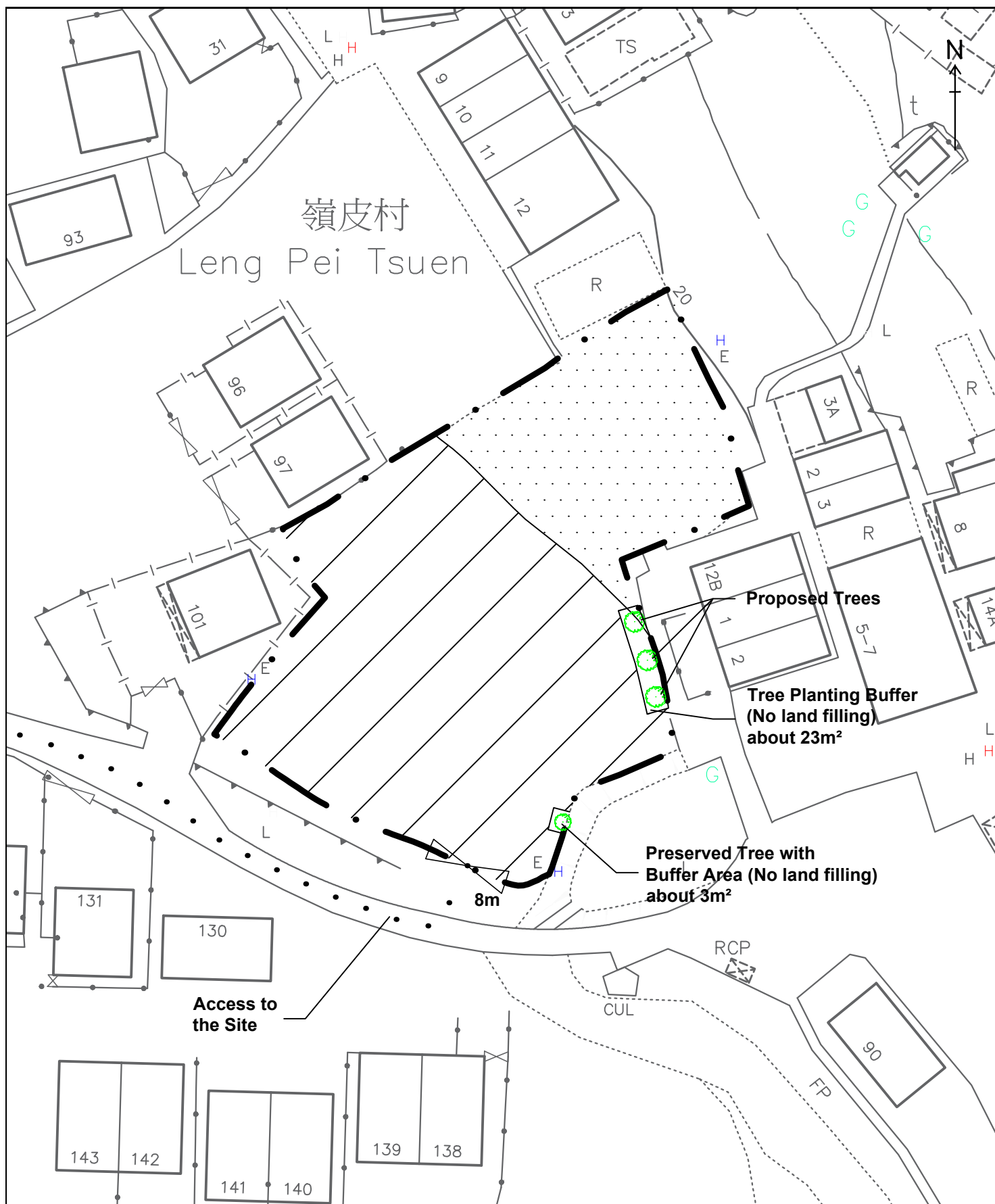
1. The land filling area within "AGR" zone (excluding the buffer distance of about 1.2m from the proposed/preserved trees) is about 1,138 sq.m. The depth of land filling is not exceeding 0.2m (+20.9mPD) (see **Figure 5A** attached).
2. The updated plan (see **Figure 7A** attached) showing the location of existing and proposed trees is attached for your reference.

Should there be any queries, please contact our Miss Cannis Lee at

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited

Encl.
c.c. DPO/STN (Attn.: Mr. Peter Ngan) – By Email
Client



Legend:

- Application Site (Area: about 1,632 sq.m.)
- Land Filling Area with "AGR" zone (Area: about 1,138 sq.m., Depth: not more than 0.2m (+20.9mPD))
- Land Filling Area within "V" zone (Area: about 468 sq.m., Depth: not more than 0.2m (+20.9mPD))

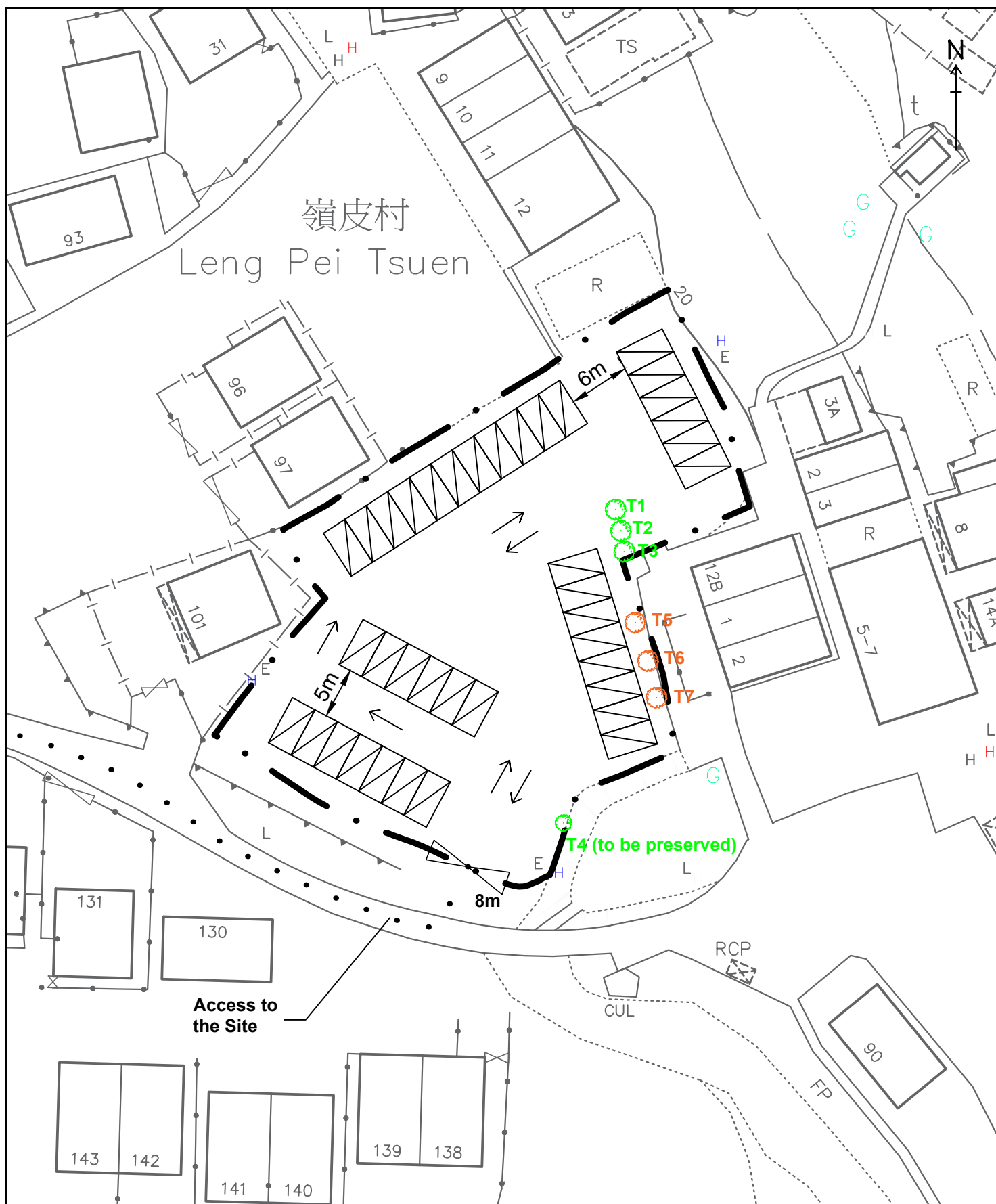
Land Filling Plan

Figure 5A

Scale 1 : 500



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Plan showing the Location of Existing and Proposed Trees

Figure 7A

Scale 1 : 500



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Estate Agency Licence No. C-006328

**Similar S.16 Applications
in the vicinity of the Site within the “Agriculture” or “Village Type Development” zone
on the approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/19
in the Past Five Years**

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/NE-LYT/725 ^[1]	Proposed Temporary Public Vehicle Park (Private Car and Light Goods Vehicle Only) for a Period of 3 Years	5.2.2021
A/NE-LYT/749 ^[2]	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	25.6.2021
A/NE-LYT/768	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	11.11.2022
A/NE-LYT/827 ^[2]	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	19.7.2024
A/NE-LYT/833 ^[1]	Temporary Public Vehicle Park (Private Car and Light Goods Vehicle Only) for a Period of 3 Years	25.10.2024

Remarks:

^[1] Applications No. A/NE-LYT/725 and A/NE-LYT/833 cover the same site.

^[2] Applications No. A/NE-LYT/749 and A/NE-LYT/827 cover the same site.

Rejected Application

Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
A/NE-LYT/771	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	23.9.2022	R1 and R2

Rejection Reasons

- R1 The proposed use 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 to justify a departure from the planning intention, even on a temporary basis; and
- R2 The applicants failed to demonstrate in the submission that the proposed use would not cause adverse traffic impact on the surrounding areas.

Government Departments' General Comments

1. Land Administration

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

- no objection to the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots 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;
- the applicant advises that no structure is proposed within the Site;
- there is no Small House application at the Site; and
- her advisory comments are at **Appendix IV**.

2. Traffic

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

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

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective;
- no comment on the proposed filling of land;
- there was no complaint case related to the Site in the past three years; and
- his advisory comments are at **Appendix IV**.

4. Drainage

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

- no objection to the application from public drainage perspective;
- should the application be approved, approval conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area, and implemented drainage facilities at the Site shall be maintained at all times during the planning approval period; and
- her advisory comments are at **Appendix IV**.

5. **Fire Safety**

Comments of the Director of Fire Services (D of FS):

- no in-principle objection to the application subject to fire service installations being provided to his satisfaction; and
- his advisory comments are at **Appendix IV**.

6. **Landscape**

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

- no adverse comment on the application from the landscape planning perspective;
- the Site is located in an area of rural inland plains and settled valleys landscape character comprising village houses, vegetated areas and scattered tree groups. The proposed use is not incompatible with the surrounding environments. The Site is mostly hard paved with few small trees/plants at the eastern periphery;
- based on the landscape plan (**Drawing A-3**) submitted by the applicant, three existing fruit trees (T1 to T3) are proposed to be felled and one existing tree (T4) is proposed to be preserved with the Site. Three new trees are proposed along the north-eastern periphery within the Site. Significant adverse impact on the landscape character and the existing landscape resources within the Site arising from the proposed use is not anticipated; and
- her advisory comments are at **Appendix IV**.

7. **Water Supplies**

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

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

8. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

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

9. **Other Departments**

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

- (a) District Officer (North), Home Affairs Department (DO(N), HAD);
- (b) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- (c) Director of Director of Electrical & Mechanical Services (DEMS); and
- (d) Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) failure to reinstate the “Agriculture” portion of the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) to resolve any land issues relating to the proposed use with the concerned owner(s) of the Site;
- (c) 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 (GL) is granted to the Site; and
 - (ii) the applicant should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval;
- (d) to note the comments of the Commissioner of Transport (C for T) that the vehicular access between the Site and Sha Tau Kok Road – Ma Mei Ha is not managed by the Transport Department (TD). The applicant should seek comment from the responsible party;
- (e) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the proposed access arrangement should be subject to TD’s review and approval;
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public road and drains; and
 - (iii) the access road connecting to the Site with the nearby public road is not and will not be maintained by his Office. His Office should not be responsible for maintaining any access connecting to the Site;
- (f) to note the comments of the Director of Environmental Protection (DEP) that the applicant should comply with all environmental protection/pollution ordinances, and follow the revised “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department (EPD) in order to minimise any possible environmental nuisances;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the Site is in an area where public sewerage connection is not available. EPD should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use; and
 - (ii) the applicant should construct and maintain the proposed drainage facilities within or outside the Site at his/her own expense, and the implemented drainage system should be properly maintained at all times during the approval period and be rectified if they are found inadequate/ineffective during operation;

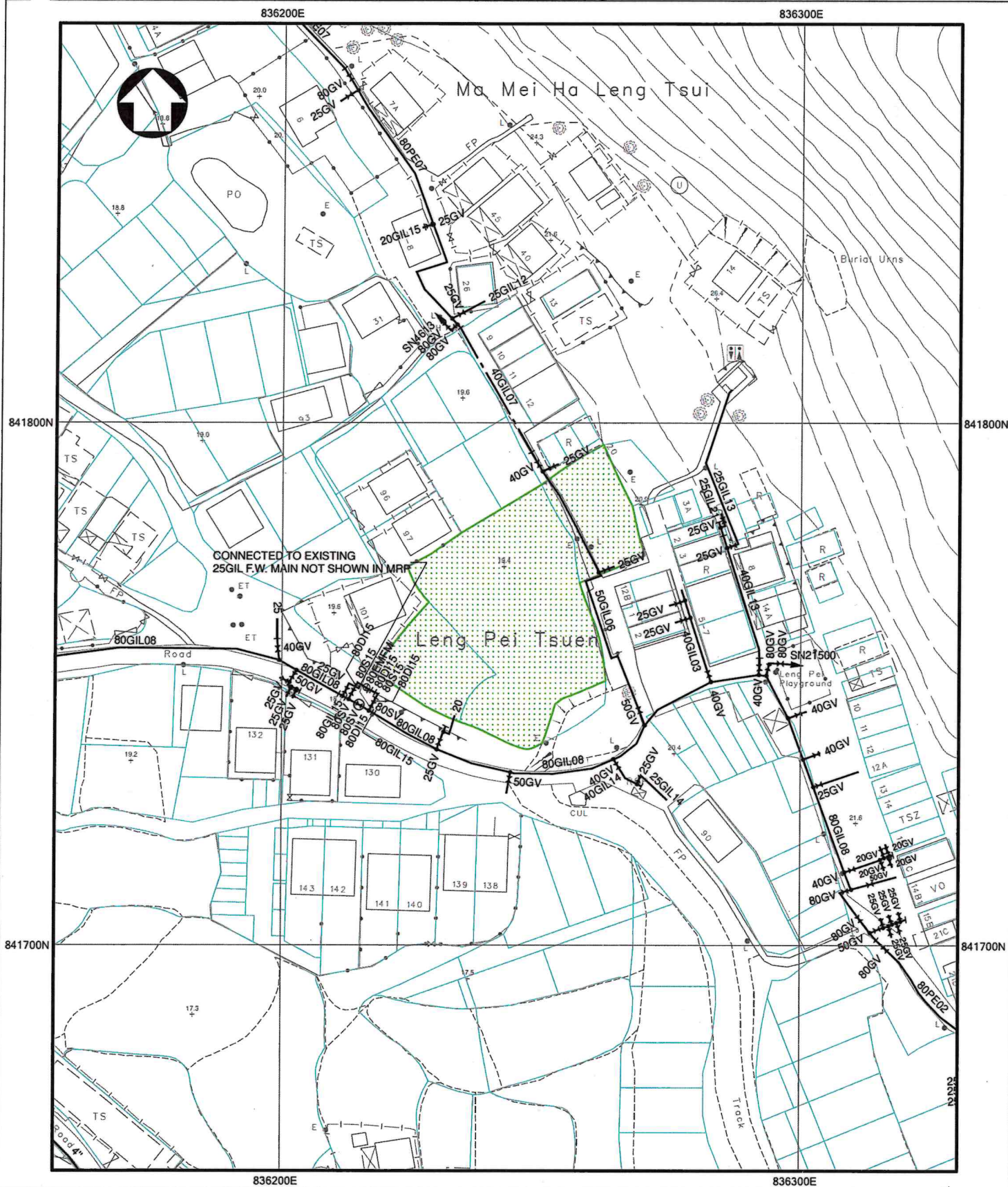
- (h) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire services installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised on the following points:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (ii) if there is electric vehicle charging station involved, the requirement of Fireman's Emergency Switch is attached for reference (**Appendix 1**);
- (i) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- (i) the existing water mains inside the Site as shown in the Fresh Water Mains Record Plan (**Appendix 2**) may be affected. The applicant is required to either divert or protect the water mains found on-site;
 - (ii) if diversion is required, existing water mains inside the Site are needed to be diverted outside the Site to lie in GL. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and he/she shall submit all the relevant proposal to WSD for consideration and agreement before the works commence; and
 - (iii) if diversion is not required, the following conditions shall apply:
 - existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed;
 - details of site formation works shall be submitted to the Director of Water Supplies (D of WS) for approval prior to commencement of works;
 - no structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of WSD or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of D of WS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
 - no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1m from any hydrant outlet; and

- tree planting may be prohibited in the event that D of WS considers that there is any likelihood of damage being caused to water mains;
- (j) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
- (i) the applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and compensatory/new tree planting. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works; and
 - (ii) the applicant is advised to ensure that the proposed new trees species are with suitable attainable mature size for growing within the Site, and provide continuous soil trench/planter with adequate spacing and soil depth for sustainable root growth. Reference information published by the Green, Landscape, Tree Management Section of Development Bureau of proper tree planting practice is available in the Handbook on Tree Management (<https://www.greening.gov.hk/en/tree-care/information-about-tree-maintenance-for-private-pro/handbook-on-tree-management/index.html>); and
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) site formation works, i.e. land filling works, are building works under the control of the Buildings Ordinance (Cap. 123) (BO). Before the proposed filling of land is to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBWs). An Authorised Person should be appointed as the co-ordinator for the proposed site formation in accordance with BO;
 - (ii) for UBWs erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under BO; and
 - (iii) the applicant's attention is also drawn to the provision under regulation 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Laterines) Regulations in respect of disposal of surface water.

Appendix

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.



- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
 2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
 3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY. WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED.
 4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS SEE SKETCH NO. 3988.
 5. NO EXISTING SALT WATER MAINS IN THE VICINITY OF THE SITE.
 6. NO PROPOSED WATER MAINS IN THE VICINITY OF THE SITE.
 7. NO EXISTING WSD CABLE IN THE VICINITY OF THE SITE.
 8. NO PROPOSED WSD CABLE IN THE VICINITY OF THE SITE.
 9. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS.
 10. NO WSD LAND ALLOCATION / WWR WITHIN THE SITE AREA.
 11. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE.

SUBJECT SITE



PRIVATE LOT
BOUNDARY
(FOR REF. ONLY)



PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

W67880/3-SW-5A

FILE REF: (18) IN WSD/M/SP 3051/439/229S/13 PT.1

REF. CODE: 09W25M

SHEET 1 OF 1

SCALE 1:1000



水務署
Water Supplies Department

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates
A/NE-LYT/845

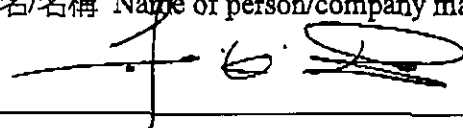
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

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

龍山分區委員會主席 葉榮茂

簽署 Signature



日期 Date

21 - 2 - 2025

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

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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

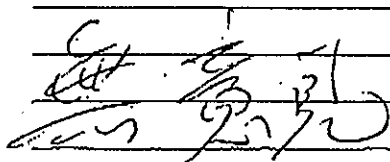
By e-mail : tpbpd@pland.gov.hk

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

A/NE-LYT/845

意見詳情 (如有需要，請另頁說明)


Details of the Comment (use separate sheet if necessary)



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

侯志強議員

簽署 Signature



日期 Date

2025.2.24

From:
Sent: 2025-03-10 星期一 02:18:32
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-LYT/845 DD 76 Peng Pei Tsuen

A/NE-LYT/845

Lots 1752 (Part), 1753 and 1762 in D.D. 76, Leng Pei Tsuen, Lung Yeuk Tau

Site area: About 1,632sq.m

Zoning: "Agriculture" and "VTD"

Applied use: 38 Public Vehicle Park / **Filling of Land**

Dear TPB Members,

Another application to legitimize existing land use. Most of the site is paved over and used for parking.

No mention of electric charging facilities, expectations would be that all newly approved parking lots would accommodate a percentage of such facilities to be powered by solar panels on the roof of a shelter.

Mary Mulvihill