

Previous Application Covering the Application Site

Approved Application

<u>No.</u>	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/623	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	22.12.2023 [revoked on 22.6.2024]

**Similar Applications within or straddling the Subject “Village Type Development” Zone
on the Tai Tong Outline Zoning Plan in the Past Five Years**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/559	Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years	12.8.2022 [revoked on 12.5.2025]
2	A/YL-TT/569	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years	14.10.2022
3	A/YL-TT/604	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 5 Years	22.9.2023
4	A/YL-TT/611	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years	13.10.2023
5	A/YL-TT/612	Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years	27.10.2023 [revoked on 27.7.2024]
6	A/YL-TT/622	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	22.12.2023 [revoked on 22.6.2024]
7	A/YL-TT/673	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	4.10.2024
8	A/YL-TT/731	Proposed Temporary Shop and Services and Public Vehicle Park with Ancillary Electric Vehicle (EV) Charging Station and Associated Facilities for a Period of 3 Years	24.10.2025

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- No adverse comment on the application.
- There is no Small House application approved or under processing for the Site.
- Advisory comments as detailed in **Appendix IV**.

2. Traffic

Comments of the Chief Highway Engineer/New Territories West, Highways Department:

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

3. Environment

Comments of the Director of Environmental Protection:

- No objection to the application.
- No environmental complaint concerning the application site (the Site) has been received in the past three years.
- Advisory comments as detailed in **Appendix IV**.

4. Drainage

Comments of the Chief Engineer/Mainland North of Drainage Services Department:

- No in-principle objection to the applied use from drainage point of view and his detailed comments on the submitted drainage proposal are in **Appendix IV**.
- Should the application be approved, conditions should be stipulated in the approval letter requiring the applicant to submit a revised drainage proposal and to implement and maintain the proposed drainage facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

5. Fire Safety

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

- No in-principle objection to the application subject to the fire service installations (FSIs) and water supplies for firefighting being provided to his satisfaction. The submitted

FSIs proposal is considered acceptable. The FS related approval condition, i.e. the implementation of FSIs proposal, should be incorporated into the application.

- Advisory comments as detailed in **Appendix IV**.

6. Building Matters

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

- No objection to the application.
- As there is no record of approval by the Building Authority for the existing structure at the Site, BD is not in a position to offer comments on the suitability for the applied use in the application.
- Advisory comments as detailed in **Appendix IV**.

7. District Officer's Comments

Comment of the District Officer (Yuen Long), Home Affairs Department:

His office has not received any comments on the application from the locals during the consultation period.

8. Other Departments

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

- Chief Engineer/Construction of Water Supplies Department;
- Project Manager (West), Civil Engineering and Development Department;
- Director of Agriculture, Fisheries and Conservation;
- Director of Electrical and Mechanical Services; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lot 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; and
 - (ii) the lot owner(s) shall apply to LandsD for a Short Term Waiver (STW) to permit the structure(s) erected with the said private lot(s). The application(s) for STW will be considered by LandsD in its capacity as a landlord and there is no guarantee that such application(s) will be approved. The STW, if approved, will be subject to such terms and conditions, including the payment of waiver fee and administrative fee, as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport that:
 - (i) consent of the owners/managing departments of the local track and footpath should be obtained for using the local track and footpath as the access to the Site; and
 - (ii) sufficient manoeuvring space should be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) HyD shall not be responsible for the maintenance of any access connecting between the Site and Shui Tsiu San Tsuen Road; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) peripheral surface channels shall be provided along the site boundary to collect the surface runoff accrued on the Site and to intercept the overland flow from the adjacent lands;

- (ii) reference should be made to the latest Technical Note No. 1 issued by DSD for more details in preparing the drainage proposal. Please review and upgrade all drainage facilities size accordingly;
- (iii) the gradients of the proposed U-channels should be shown on the drainage plan;
- (iv) the proposed drainage facilities outside the Site (the downstream of CP06) will also collect the overland flow intercepted from the adjacent lands, please review whether the size of the proposed drainage facilities is adequate;
- (v) to indicate clearly the full alignment of the discharge path from the Site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system);
- (vi) the submitted site photos are illegible, which cannot demonstrate the condition of the existing 450mm u-channel. Please provide clear site photos at different locations and views for review;
- (vii) please advise if any site formation/levelling works to be carried out. Cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given;
- (viii) please confirm if any walls or hoarding are/to be erected or laid along the site boundary. If affirmative, adequate opening should be provided to intercept the existing overland flow passing through the site and please provide its details for comments;
- (ix) the existing 450mm u-channel, to which the applicant proposed to discharge the stormwater from the Site was not maintained by this office. The applicant(s) shall resolve any conflict/disagreement arisen for discharging the runoff from the Site to the proposed discharge point(s). In the case that it is a local village drains, District Officer (Yuen Long), Home Affairs Department should be consulted. Moreover, the applicant(s) should ensure that this drainage system and the existing downstream drains/channels/streams have adequate capacity to convey the additional runoff from the Site. Regular maintenance should be carried out by the applicant(s) to avoid blockage of the system;
- (x) the development should neither obstruct overland flow and nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc;
- (xi) the applicant should resolve any conflict/disagreement with relevant lot owner(s) and seek permission from DLO/YL, LandsD for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government Land, where required, outside the Site; and
- (xii) DSD shall not take over or maintain all such drains and manholes proposed to be laid within private lots adjacent to the development. The Authorized Person has to confirm the future maintenance responsibilities of such drains and manholes;

- (h) to note the comments of the Director of Environmental Protection:
- to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” issued by Environmental Protection Department to minimise the potential environmental nuisances on the surrounding areas;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
- (i) the applicant is advised to submit a Declaration Form alongside valid FS 251 for compliance with the approval condition of the implementation of fire service installations proposal; and
 - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirement; and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at the building plan submission stage;
 - (iii) if the existing structure is erected on leased land without the approval of the Building Authority, they are unauthorized building works (UBWs) under the BO and should not be designated for any applied use under the application;
 - (iv) one structure is applied in the application. Before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of Building Authority should be obtained, otherwise they are UBWs under the BO. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (v) for UBWs erected on leased land, enforcement action may be taken by the 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 the BO;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings which are subject to the control of Part VII of the B(P)R; and
 - (vii) detailed checking under the BO will be carried out at building plan submission stage.

Urgent Return receipt Expand Group Restricted Prevent Copy

From:
Sent: 2025-08-17 星期日 03:15:19
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-TT/721 DD 117 Shui Tsiu San Tsuen

A/YL-TT/721

Lots 5144 S.A and 5144 RP in D.D. 116, Shui Tsiu San Tsuen, Tai Tong Road, Yuen Long

Site area: About 280sq.m

Zoning : "VTD"

Applied use: 6 Vehicle Parking

Dear TPB Members,

622 and 623 were revoked on 22 June 2024 for failure to fulfill Drainage conditions.

This application is for one portion of the 623 footprint. If the drainage for this site has not been implemented the application should be rejected as there is obviously no goodwill to abide by regulations.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Cc: cir <cir@ird.gov.hk>
Date: Friday, 8 December 2023 2:55 AM HKT
Subject: A/YL-TT/623 and A/YL-TT/626 DD 117 Shui Tsiu San Tsuen

A/YL-TT/623

Lots 5144 S.A and 5144 RP in D.D. 116 and Lots 13 S.B, 13 S.C, 13 S.D, 13 S.E, 13 S.F and 13 S.G in D.D. 117, Shui Tsiu San Tsuen, Tai Tong Road, Yuen Long

Site area: About 815sq.m

Zoning : "VTD"

Applied use: 19 Vehicle Parking

A/YL-TT/622

Lots 168 S.C, 168 RP, 169 S.C and 169 S.D in D.D. 117, Shui Tsiu San Tsuen, Tai Tong Road, Yuen Long

Site area: About 220sq.m

Zoning : "VTD"

Applied use: 6 Vehicle Parking

Dear TPB Members,

As the locations are adjacent, it would appear to be a combined operation and applications should be considered at the same time.

The lots together with a number of nearby lots have obviously been used for parking for some time. How come there is no history of approval? Obe has to question how Inland Revenue is keeping tabs on revenue flow from commercial enterprises like this.

Members should question how many parking facilities there are in the immediate area, total number of parking spaces, and if any attempt is being made to utilize stacked parking to reduce the amount of at grade land devoted to this inefficient land use.

Mary Mulvihill