

**Previous Application Covering the Application Site**

**Approved Application**

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

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

## **6. 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.

## **7. Other Departments**

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

- Chief Engineer/Construction of Water Supplies Department;
- Director of Fire Services;
- 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:  
  
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;
- (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 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;
- (h) 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) 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;
- (v) 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 the Building Authority should be obtained, otherwise they are unauthorized building works under the BO. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with 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

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**From:**  
**Sent:** 2025-08-17 星期日 03:22:00  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-TT/722 DD 117 Shui Tsiu San Tsuen

A/YL-TT/722

Lots 13 S.B and 13 S.E in D.D. 116, Shui Tsiu San Tsuen, Tai Tong Road, Yuen Long

Site area: About 278sq.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.

In addition splitting the original site into 3 separate operations represents inefficient land use.

Mary Mulvihill

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**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? One 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