

Similar Applications

Approved Applications

Application No.	Proposed Use(s) / Development(s)	Date of Consideration
A/NE-KLH/601 ¹	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	24.12.2021
A/NE-KLH/606 ²	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	10.6.2022
A/NE-KLH/607 ³	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	10.6.2022 (Revoked on 10.12.2023)
A/NE-KLH/645	Proposed Temporary Public Vehicle Park (Private Cars Only) with Ancillary Facilities for a Period of 5 Years	14.2.2025
A/NE-KLH/646	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	4.7.2025
A/NE-KLH/647 ¹	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	20.12.2024
A/NE-KLH/649	Proposed Temporary Public Vehicle Park (excluding Container Vehicles) with Ancillary Electric Vehicle Charging Facilities and Utility Installation for Private Project (Solar Photovoltaic System) for a Period of 5 Years	14.3.2025
A/NE-KLH/653 ³	Temporary Public Vehicle Park (Private Cars Only) for a Period of 5 Years	18.7.2025
A/NE-KLH/655 ²	Renewal of Planning Approval for Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	6.6.2025

¹ Applications No. A/NE-KLH/601 and A/NE-KLH/647 cover the same site.

² Applications No. A/NE-KLH/606 and A/NE-KLH/655 cover the same site.

³ Applications No. A/NE-KLH/607 and A/NE-KLH/653 cover the same site.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD):

- no objection to the application;
- the Site falls within Lot 1738 in D.D. 7, which is an 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 Government;
- there is no Small House application on the Site received so far;
- there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access thereto; and
- his advisory comments are at **Appendix IV**.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective;
- no environmental complaint in relation to the Site was received in the past three years;
- it is noted that heavy vehicles and dusty operation will not be involved in the applied use; and
- his advisory comments are at **Appendix IV**.

3. Landscape

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo taken in 2025, the Site is located in an area of settled valley landscape character comprising village houses, farmland, vacant land and tree clusters. The applied use is considered not entirely incompatible with the surrounding environment; and
- with reference to the site photos taken in March 2026, the Site is generally formed without any distinctive landscape resources. According to the application form, no tree felling is involved. Significant adverse landscape impact arising from the application is not anticipated.

4. Drainage

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

- no objection in-principle to the application from public drainage point of view;
- if the application is approved, approval conditions on the submission and implementation of a drainage proposal, and maintaining the drainage facilities for the Site to the satisfaction of Director of Drainage Services or the Town Planning Board should be included to ensure that it will not cause adverse drainage impact to the adjacent area; and
- her advisory comments are at **Appendix IV**.

5. Water Supply

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

- no objection to the application, subject to the following:
 - the implementation of preventive, control and mitigation measures on pollution or contamination of the Water Gathering Grounds (WGG) as identified in the accepted risk assessment report to the satisfaction of the Director of Water Supplies;
 - the development should not cause any water pollution to the upper indirect WGG at any time during the planning approval period; and
 - the acceptance of the drainage proposal and its implementation should be subject to the jurisdiction of the DSD; and
- his advisory comments are at **Appendix IV**.

6. Other Departments

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

- Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- Director of Fire Services (D of FS);
- Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD); and
- District Officer (Tai Po), Home Affairs Department (DO(TP), HAD).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
- the lot owner(s) shall apply to LandsD for a Short Term Waiver (STW) if he wishes to erect structures on the Site. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including 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 structures will be considered;
 - the applicant will likely make use of the adjoining Government land (GL) for access to the Site. The maintenance and management responsibility of the said GL and any other GL leading to the Site should be sorted out with the relevant Government departments, prior to the use of access purpose; and
 - there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access (EVA) thereto;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
- sufficient manoeuvring space shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - the applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the relevant mitigation measures and requirements in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and to meet the statutory requirements under relevant pollution control ordinances;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- the applicants should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be

erected. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development of the Site. The applicants shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works. The runoff within the subject premise including the runoff from the rooftop shall be served by a designated stormwater collection and discharge system and shall not be drained to the public sewerage network;

- the applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on GL (where required) outside the Site; and
 - the cost and work of drainage and sewerage connection as well as future maintenance responsibility shall be borne by the applicant;
- (g) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- additional mitigation measures may be required when the actual situation renders the initial submissions and/or undertakings inviable; and
 - should pollution be detected in future due to the applied use, immediate remedial action to clear the pollution must be taken by the grantee; and
- (h) to resolve any land issues relating to the access to the Site and adjacent lots, the associated road works, drainage/sewerage works or other works which are required for the applied use with concerned owner(s), parties or managing department(s).