

**Previous s.16 Applications covering the Application Site**

**Rejected Applications**

<b><u>Application No.</u></b>	<b><u>Development(s)/ Use(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Rejection Reasons</u></b>
A/TM-LTY Y/44	Temporary Open Storage of Marbles for a Period of 12 Months	4.12.1998 (Upon Review)	(a), (b), (c) and (e)
A/TM-LTY Y/161	Temporary Open Storage of Marble and Granite for a Period of 3 Years	14.9.2007	(a), (b), (d) and (e)

**Rejection Reasons:**

- (a) Not in line with the planning intention.
- (b) The proposed development is not compatible with the surrounding areas.
- (c) Insufficient information in the submission to demonstrate that the proposed development would not have adverse impacts on the environment of the surrounding areas.
- (d) Not in line with Town Planning Board Guidelines for ‘Application for Open Storage and Port Back-up Uses’(TPB PG-No. 13D).
- (e) Setting undesirable precedent.

**Government Bureau/Departments' General Comments**

**1. Electric Vehicle Charging**

Comments of the Secretary for Environment and Ecology (SEE):

- To echo with the latest version of the Chapter 8 of Hong Kong Planning Standards and Guidelines (HKPSG) about Electric Vehicle (EV) charging facilities and to support the Government's policies in promoting the wider adoption of EVs, the applicant is suggested to comply with the relevant requirement of HKPSG, i.e. EV chargers with output power of not less than 7kW (i.e., medium chargers) should be installed at all parking spaces of the application site (the Site).
- Advisory comments as detailed in **Appendix IV**.

**2. Traffic**

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

- No comment on the application from the highways maintenance viewpoint.
- Advisory comments as detailed in **Appendix IV**.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- No objection to the application from environmental planning perspective.
- No environmental complaint pertaining to the Site were received in the past three years.
- Advisory comments as detailed in **Appendix IV**.

**4. Drainage**

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

- No objection to the application from the public drainage viewpoint.
- Should the application be approved, a condition 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 areas. The applicant could make reference to DSD Technical Note No.1 - Technical Note to prepare a "Drainage Submission".
- Advisory comments as detailed in **Appendix IV**.

**5. Building Matters**

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

- No objection to the application.
- Advisory comments as detailed in **Appendix IV**.

**6. District Officer's Comments**

Comment of the District Officer (Tuen Mun), Home Affairs Department (DO(TM), HAD):

His office has not received any public comment on the application.

**7. Other Departments**

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

- Director of Fire Services (D of FS);
- Director of Electrical and Mechanical Services (DEMS);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); and
- Commissioner of Police (C of P).

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note the comments of the Secretary for Environment and Ecology (SEE) that:
  - (i) the Government announced the Green Transformation Roadmap of Public Buses and Taxis in December 2024, including measures to realise the target of introducing about 3,000 electric taxis by end-2027. A comprehensive fast charging network is needed to effectively support the operations of electric taxis and achieve the aforesaid target. In addition, the Government announced the Updated Version of the Hong Kong Roadmap on Popularisation of Electric Vehicles in February 2026, which states that the Government will leverage market forces in the future to build a public charging network with fast chargers as the backbone. In this connection, we recommend that the applicant consider installing some fast chargers with a rated output power of 100kW or higher at the subject site and open up a certain number of charging spaces for electric commercial vehicles for use, e.g. electric taxis, electric light goods vehicles; and
  - (ii) the applicant is also suggested to consider arranging some of the chargers to also be compatible with Guobiao charging standard;
- (d) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
  - (i) the Site comprises an Old Schedule Agricultural Lot 3067 in D.D.124 (“the 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;
  - (ii) the Lot owner/applicant shall either (i) remove the unauthorised structures and cease the illegal occupation of the Government land (GL) not covered by the application immediately; or (ii) include the unauthorised structures and the adjoining GL being illegally occupied in the application for the further consideration by the relevant departments and, subject to the approval of the Town Planning Board to the application which shall have reflected the rectification or amendment as aforesaid required, apply to LandsD for a Short Term Waiver (STW) and/or Short Term Tenancy (STT) to permit the structures erected and the occupation of the GL. The application(s) for a STW and/or STT will be considered by the Government in its capacity as a landlord and there is no guarantee that it/they will be approved. The STW and/or STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the Lot owner/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL;
  - (iii) in respect of the unlawful occupation of GL not covered by the application, it

was noted that the applicant has included the GL in the application and is willing to take the responsibility for the maintenance works for the GL for the further consideration by the relevant departments;

- (iv) however, his office's site inspection in January 2026 revealed that there were existing unauthorised structures on the Site including but not limited to car charging facilities and porches (i.e. the poles covered with inflammables nets). The applicant did not rectify/regularise the lease breaches;
  - (v) regarding the squatter structure, please be reminded that the applicant/occupier should ensure that the concerned structure entirely conforms with the respective Squatter Control Survey Record or otherwise Squatter Control action would be taken;
  - (vi) in view of the above, unless and until the applicant/occupier demonstrates that the concerned structure entirely conforms with the respective Squatter Control Survey Record in respect of his comments on "unlawful occupation of GL not covered by the application" as stated in paragraph 9 of RNTPC Paper No. A/TM-LTY Y/508, his comments to the application remain valid;
  - (vii) the Site is accessible via the GL sandwiched between the Site and Tin Tei Yan Road. His office does not carry out maintenance works for the said GL nor guarantee that any right-of-way to the Site will be given. The applicant shall be responsible for his own access arrangement; and
  - (viii) his office reserves the right to take lease enforcement actions as considered appropriate against any unauthorised erection/extensions/alterations of the structures erected or to be erected within the Lot or any unauthorised occupation of GL at any time irrespective of whether planning permission will be given or not. Enforcement action will be taken should any structure or structures be found erected without prior approval given by his office or be in breach of the approval given;
- (e) to note the comments of the Commissioner for Transport (C for T) that:
- (i) run-in/run-out should be provided for access. It should be designed and constructed by the applicant in compliance with Highways Department's (HyD) standard and to the satisfaction of HyD; and
  - (ii) sufficient vehicle manoeuvring space should be reserved within the Site. The applicant should also ensure that no queuing and/or waiting of motor vehicles from the Site onto Tin Tei Yan Road would occur and no motor vehicles shall be permitted to reverse into and out of the Site onto Tin Tei Yan Road;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, HyD (CHE/NTW, HyD) that:
- (i) the vehicular access arrangement and the swept-path analysis should be commented by the Transport Department (TD);
  - (ii) adequate drainage measures shall be provided to prevent surface water running

from the Site to the nearby public roads and drains; and

- (iii) HyD shall not be responsible for the maintenance of any access connecting between the Site and the carriageway of Tin Tei Yan Road;
- (g) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to implement the relevant measures and requirements in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' to minimise the potential environmental nuisance on the surrounding areas;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) in the event that land filling works are involved for future development, the applicant is advised to review the necessity and the scale of such works to minimise potential drainage impacts on adjoining areas;
  - (ii) it appears the existing flow paths of run-off falling onto and passing through the Site may be affected if land filling works are involved for future development. Peripheral channels with proper discharge shall be provided so as to ensure no adverse drainage impact to lands and premises adjoining the Site;
  - (iii) the applicant is reminded that he is required to maintain his drainage facilities/system properly and rectify them if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of any damage and/or nuisance caused by failure of his facilities/system;
  - (iv) the applicant should construct and maintain the proposed drainage facilities whether within or outside the subject lot at his own expense; and
  - (v) the Site is in an area where public sewerage connection is not available. Environmental Protection Department should be consulted regarding sewage treatment/disposal facilities for the proposed development; and
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site, BD is not in a position to offer comments on their suitability for the use proposed in the application;
  - (ii) based on the information provided, no proposed building works on the captioned application is noted. BD has no comment under the Buildings Ordinance (BO) on the application;
  - (iii) if any existing structures are erected on leased land without approval of BD (not being a New Territories Exempted House), they are unauthorised under BO and should not be designated for any approved use under the application;
  - (iv) for unauthorised building works (UBWs) erected on the leased land, including

the existing structures under the application, enforcement action may be taken by the BA to effect their removal in accordance with BD's 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

- (v) detailed comments under BO to be provided during building plans submission.

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**tpbpd/PLAND**

寄件者: [REDACTED]  
寄件日期: 2026年02月01日星期日 13:21  
收件者: tpbpd/PLAND  
類別: Internet Email

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

主旨：就規劃申請 A/TM-LTY/508 提出反對意見  
(Comment on Planning Application No. A/TM-LTY/508 - Objection)

敬啟者：

本人就屯門丈量約份第 124 約地段 3067 號 (Lot 3067 in D.D. 124, Tuen Mun) 申請編號 A/TM-LTY/508 的規劃申請，正式提出強烈反對。

申請內容為臨時私人停車場 (不包括貨櫃車) 連附屬電動車充電設施，為期 3 年。該地點位於「鄉村式發展」地帶 (Village Type Development)，本人作為[附近居民/關注屯門鄉郊環境的市民]，認為此申請不符合規劃意向及會帶來多項負面影響，理由如下：

1. 不符合「鄉村式發展」地帶的規劃意向  
根據《藍地及亦園分區計劃大綱圖》(S/TM-LTY/13)，該地帶主要用作低密度鄉村住宅、農業及相關用途，以保留鄉村特色及自然環境。臨時停車場 (特別是帶充電設施的貨櫃式結構) 屬商業/工業性質用途，會破壞鄉村寧靜及傳統村落景觀，違反該地帶的規劃目標。
2. 交通及道路安全隱患  
該地點位於村內狹窄道路附近，增加大量車輛出入會導致交通擠塞、轉彎位危險增加，對村民、行人 (包括兒童及長者) 及附近農地構成安全威脅。申請雖可能附有交通影響評估，但未能充分解決村路容量不足及無足夠視線的問題。
3. 環境及噪音污染  
停車場運作 (尤其夜間充電) 會產生噪音、光害及廢氣，影響附近居民生活質素及生態環境。若有油污或徑流排放，更可能污染附近水道及農地，違反環保考慮。
4. 「臨時」用途的真實性存疑

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雖然申請為 3 年臨時，但過去類似申請常續期或轉為永久用途。本人擔心此舉為日後永久停車場鋪路，進一步侵蝕鄉村用地。

#### 5. 社區及景觀影響

該設施會改變村內原有景觀，影響附近物業價值及村民生活安寧。區內並無迫切需要額外停車場，現有設施已足夠應付。

基於以上理由，本人懇請城市規劃委員會拒絕此申請，以維護「鄉村式發展」地帶的規劃意向及居民福祉。

如需進一步資料或澄清，本人樂意提供。感謝委員會考慮公眾意見。

此致  
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**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年02月06日星期五 2:24  
收件者: tpbpd/PLAND  
主旨: A/TM-LTYT/508 DD 124 Chung Uk Tsuen, Lam Tei  
類別: Internet Email

A/TM-LTYT/508

Lot 3067 in D.D. 124, Chung Uk Tsuen, Lam Tei

Site area: 390sq.m

Zoning: "VTD"

Applied use: 9 Private Vehicle Park

Dear TPB Members,

Another parking scam goes legit.

*"No parking fee will be charged, as the proposed vehicle park is not operated on a commercial basis and is intended only to meet the local parking needs of nearby villagers"*

This would be a first and difficult to verify. According to all folk I know who live in NT villages there is no such thing as free parking. One gets hassled for even parking a motor bike in front of the home.

Mary Mulvihill

**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年02月06日星期五 18:47  
收件者: tpbpd/PLAND  
主旨: Fwd:  
類別: Internet Email

從我的iPhone傳送

以下為轉寄郵件：

寄件人 [REDACTED]  
日期: 2026年2月1日 GMT+8 13:20:38 [GMT+8]  
收件人: tpbpd@pland.gov.hk

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

主旨：就規劃申請 A/TM-LTY/508 提出反對意見  
(Comment on Planning Application No. A/TM-LTY/508 – Objection)

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2. 交通及道路安全隱患

該地點位於村內狹窄道路附近，增加大量車輛出入會導致交通擠塞、轉彎位危險增加，對村民、行人（包括兒童及長者）及附近農地構成安全威脅。申請雖可能附有交通影響評估，但未能充分解決村路容量不足及無足夠視線的問題。

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此致

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寄件者: [REDACTED]  
寄件日期: 2026年03月03日星期二 2:55  
收件者: tpbpd/PLAND  
主旨: Re: A/TM-LTY Y/508 DD 124 Chung Uk Tsuen, Lam Tei  
類別: Internet Email

Dear TPB Members,

Unlawful occupation of Government land not covered by the planning application  
*The Government land adjoining the Site has been fenced off / illegally occupied with unauthorised structures without permission. The Government land being illegally occupied is not included in the application.*

The application should be rejected as there are issues of illegal structure and occupation of GL that remain unresolved.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Friday, 6 February 2026 2:24 AM HKT  
**Subject:** A/TM-LTY Y/508 DD 124 Chung Uk Tsuen, Lam Tei

A/TM-LTY Y/508

Lot 3067 in D.D. 124, Chung Uk Tsuen, Lam Tei

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Mary Mulvihill