

**Previous Applications at the Site on the  
Lam Tsuen Outline Zoning Plan**

**Approved Application**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>
A/NE-LT/661	Proposed Temporary Car Park (Private Cars Only) for a Period of 3 Years	8.3.2019
A/NE-LT/714	Renewal of Planning Approval for Temporary Car Park (Private Cars Only) for a Period of 3 Years	4.3.2022

**Similar Applications within the same “V” zone  
on the Lam Tsuen Outline Zoning Plan (OZP)**

**Approved Applications**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>
A/NE-LT/695	Renewal of Planning Approval for Temporary Private Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	26.2.2021
A/NE-LT/764	Renewal of Planning Approval for Temporary Private Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	1.3.2024

**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 application site ("the Site") falls within Lot 842 RP in D.D. 10, 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 the Government;
- there is no guarantee to the grant of a right of way to the Site or approval of the EVA thereto;
- no Small House application is under processing regarding the Site; and
- his advisory comments are at **Appendix V**.

**2. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental perspective since heavy vehicles and dusty operation will not be involved in the applied use; and
- his advisory comments are at **Appendix V**.

**3. Drainage**

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

- no objection in principle to the proposed development from a drainage point of view;
- should the application be approved, approval conditions on the maintenance of the drainage facilities and submission condition records of the existing

drainage facilities to the satisfaction of Director of Drainage Services or of the Town Planning Board are required to ensure that the applied use will not cause adverse drainage impact to the adjacent area; and

- his advisory comments are at **Appendix V**.

#### **4. Water Supply**

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

- no objection to the application;
- it is noted that all approval conditions under the previous application No. A/NE-LT/714 have been complied with. The following approval conditions are required:
  - (a) the existing preventive measures on the site against water pollution to the upper indirect water gathering grounds (WGG) shall be maintained at all times during the planning approval period; and
  - (b) the applied use should not cause any water pollution to the upper indirect WGG at any time during the planning approval period.
- his advisory comments are at **Appendix V**.

#### **5. Traffic**

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

- no adverse comment on the application from highway maintenance point of view; and
- his advisory comments are at **Appendix V**.

#### **6. Other Departments**

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

- Commissioner of Police (C of P);
- Director of Agriculture, Fisheries and Conservation (DAFC);
- Director of Fire Services (D of FS);
- District Officer/Tai Po, Home Affairs Department (DO/TP, HAD);
- Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD); and
- Project Manager/North, Civil Engineering and Development Department (PM/N, CEDD).

**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) planning permission should have been renewed before continuing the applied use at the application site;
- (c) to note the comments of the District Lands Office/Tai Po, Lands Department (DLO/TP, LandsD) that:
  - i. If the planning application is approved, the lot owners shall apply to this office for a Short Term Waiver (STW) to permit the structure(s) to be erected within the said private lot. 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 proposed use is temporary in nature, only erection of temporary structures will be considered;
  - ii. The applicant will likely make use of the adjoining Government land for access to the Site. The maintenance and management responsibility of the said Government land and any other Government land leading to the Site should be sorted out with the relevant Government departments, prior to the use of access purpose.
- (d) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the relevant mitigation measures and the requirements in Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites and meet the statutory requirements under relevant pollution control ordinances;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant should:
  - i. maintain the drainage facilities as those implemented under previous Planning Application No. A/NE-LT/714; and
  - ii. include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken for the required condition record. The submitted photos should cover all internal surface channels, catch pit, and traps, manholes, terminal catch pits/manholes

and the downstream discharge path as indicated on the submitted drainage proposal.

- (f) to note the comments of the Commissioner for Transport (C for T) that sufficient maneuvering spaces 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. The local track leading to the Site is not under Transport Department (TD)'s purview. The applicant should obtain consent of the owners/ managing departments of the local track for using it as the vehicular access to the Site; and
- (g) 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. The access road connecting the Site with Lam Kam Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Lam Kam Road; and
- (h) to note the comment 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. Should pollution be detected in future due to the applied use, immediate remedial action to clear the pollution must be taken by the grantee. The acceptance of the drainage proposal and its implementation should be subject to jurisdiction of DSD.