

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 1841 RP in D.D. 19, 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 Emergency Vehicular Access thereto;
- no Small House application is under processing regarding the Site; and
- her advisory comments are at **Appendix III**.

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 proposed use; and
- her advisory comments are at **Appendix III**.

3. Drainage

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

- should the application be approved, approval conditions on the submission and implementation of the drainage proposal to the satisfaction of Director of Drainage Services or of the Town Planning Board are required to ensure that the proposed use will not cause adverse drainage impact to the adjacent area;

- no existing / planned DSD's stormwater drainage pipes available for connection in the vicinity of the site; and
- her advisory comments are at **Appendix III**.

4. Water Supply

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

- no objection to the application and approval condition for this application to be included as follows:
 - (a) the implementation of preventive, control and mitigation measures identified in the accepted risk assessment report on pollution or contamination to the Water Gathering Grounds; and
 - (b) the proposed use should not cause any water pollution to the upper indirect WGG at any time during the planning approval period.
- her advisory comments are at **Appendix III**.

5. Other Departments

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

- 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, Civil Engineering and Development Department (H(GEO), CEDD);
- Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- Commissioner of Police; and
- Project Manager/North, CEDD (PM/N, CEDD).

Recommended Advisory Clauses

- (a) 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 his 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 application 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.
- (b) 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'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;
- (c) 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;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- i. DSD's maintained public sewers exist in the vicinity but the feasibility of sewerage connection is subject to the invert level of discharge connection pipe leading from the proposed site. The applicant shall demonstrate the technical feasibility of sewerage connection. Should the applicant choose to dispose of the sewage of the proposed development

through other means, views and comments from the Environmental Protection Department should be sought. A copy of our drainage record (**Attachment I**) is attached for your reference.

- ii. the applicant 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 applicant 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. Please be reminded that 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;
 - iii. the applicant shall resolve any conflict / disagreement with relevant lot owners) and seek LandsD's permission 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
- (e) 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 proposed 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.

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年02月03日星期二 2:56
收件者: tpbpd/PLAND; Budget/TSYB
主旨: A/NE-LT/787 DD 19 Tin Liu Ha
類別: Internet Email

A/NE-LT/787

Lot 1841 RP in D.D. 19, Tin Liu Ha, Tai Po

Site area: About 390sq.m

Zoning: "VTD"

Applied use: 12 Public Vehicle Park

Dear TPB Members,

Another week, another parking scam goes legit. This is an established parking lot.

No mention of provision of EV charging facilities?

Hopefully FS has included measures in the upcoming budget to ensure that these parking lots contribute to maintenance of NT roads via tax assessment.

Mary Mulvihill

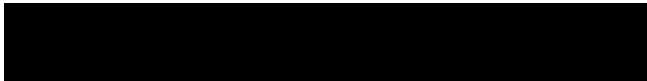
致城市規劃委員會:

反對申請編號 A/NE-LT/787

本人鍾女士來信作出投訴，大埔田寮下丈量約份第 19 約地段 1841 號餘段作為臨時公眾停車場，投訴理由如下：

1. 該地段沒有一條合適安全的車輛道路
2. 地面高低不平，不適合車輛出入，容易造成危險
3. 車輛出入直接影響村民安全

村民： 鍾女士



2026 年 2 月 1 日

