

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

Approved Applications

Application No.	Proposed Development	Date of Consideration
A/NE-LT/696	Renewal of Planning Approval for Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	30.4.2021
A/NE-LT/773	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	10.1.2025

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) comprises unleased and unallocated Government land (GL) and Old Schedule Agricultural Lot No. 152 RP in D.D. 10 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of Government. The GL should not be occupied without approval from 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
- his advisory comments are at **Appendix IV**.

2. 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 IV**.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental perspective; and
- his advisory comments are at **Appendix IV**.

4. Water Supply

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

WSD):

- no objection to the application; and
- his advisory comments are at **Appendix IV**.

5. Other Departments

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

- Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD);
- Director of Agriculture, Fisheries and Conservation (DAFC);
- 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);
- Commissioner of Police (C of P); 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:
 - (i) the lot owner shall apply to his office for a Short Term Tenancy (STT) regarding the concerned Government land (GL). The application for STT will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STT, if approved, will be subject to such terms and conditions including the payment of rent and administrative fee as considered appropriate by LandsD; and
 - (ii) the applicant will likely make use of the adjoining unleased / unallocated GL as vehicular 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;
- (c) to note the comments of the Commissioner for Transport (C for T) that the applicant should obtain consent of the managing departments of the concerned area for parking use;
- (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. The access road connecting the Site is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site;
- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the relevant mitigation measures and requirements in “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; and
- (f) to note the comment of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that proper maintenance and disposal records should be maintained. Any soil contaminated with fuel leakage shall be immediately removed off site and the voids arising from removal of contaminated soil shall be replaced by suitable material to the satisfaction of the Water Authority. Should pollution be detected in future due to the captioned use, immediate remedial action to clear the pollution must be taken by the grantee. The “Conditions of Working within Gathering Grounds” shall be complied.

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年04月01日星期三 0:14
收件者: tpbpd/PLAND
主旨: 就規劃申請編號 A/NE-LT/789 提出反對意見
類別: Internet Email

關於：就規劃申請編號 A/NE-LT/789 提出反對意見

地點：大埔林村丈量約份第18約地段第152號餘段（部份）及毗鄰政府土地

本人是上述申請地點附近的居民及持份者，現就申請人擬將上述土地用途改為「臨時私人停車場（只限私家車）（為期3年）」一事，表示強烈反對。理由如下：

- 1. 嚴重影響小路交通安全與通暢** 申請地點緊鄰一條供居民及行人出入的小路。目前該小路有車輛往來，空間狹窄。若批准設立停車場，將大幅增加該路段的車流量。車輛出入（特別是倒車或轉彎時）將導致交通混亂，並對行人（尤其是村內長者及學童）構成嚴重的安全威脅。
- 2. 影響大型垃圾車日常運作** 申請地點前方的避車處目前是大型垃圾車每日必須使用的作業空間。由於垃圾車車身龐大，需要足夠的迴轉半徑及停泊空間進行清理工作。若該處改建為停車場或增加私家車出入，將導致垃圾車無法順利進入或停泊，進而影響整個區域的環境衛生清潔效率，甚至造成交通阻塞。
- 3. 與「鄉村式發展」規劃意向不符** 該地段位於「鄉村式發展」地帶，設立停車場會增加車輛廢氣及噪音污染，破壞鄉村寧靜的居住環境。若此類申請獲得批准，將造成不良先例，導致更多鄉村土地變相改作商業停車用途。

總結：基於交通安全、公共衛生運作及環境影響的考慮，本人懇請 貴會否決是項申請，以保障當地居民的生活素質與出入安全。

請 貴會考慮以上意見，謝謝。

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寄件者: [REDACTED]
寄件日期: 2026年04月14日星期二 11:04
收件者: tpbpd/PLAND
主旨: 有關申請編號：A/NE-LT/789
類別: Internet Email

敬啟者：

本人 為林村坪朗村居民，看到貴 城市規劃委員會的告示牌，就有關申請編號：A/NE-LT/789，特內函反對此地址申請為臨時私人停車場，原因如下：

- 1) 此處為出入口通道，通道入面還有另一個停車場，嚴重影響其他車輛日常進出。
- 2) 此通道亦是部份居民主要運輸家俬和日常超市送貨的通道，中型貨車因為此處停泊了車輛而無法駛進，影響到其他居民要額外承擔較長距離的搬運費用和時間。
- 3) 本人假設該車主可能因為居住附近而選擇此處為泊車地點，但本人留意到此車基本是長期停泊此處，極少外出，甚至幾個月都無外出過，故此本人認為該車主可另找更適合的停車場而無需必定要停泊於此。

期望貴 委員會能審慎處理此申請為臨時私人停車處的決定，感激萬分。

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年04月14日星期二 12:22
收件者: tpbpd/PLAND
主旨: Oppose the application of vehicle parking Application number: A/NE -LT /789
類別: Internet Email

Oppose the application of vehicle parking Application number: A/NE -LT /789

Dear sir, madam

I'm writing to oppose the application "Application number: A/NE -LT /789" as a private vehicle parking place. There are several reasons that I oppose the above application:

1. As you could see on the map, the parking place is right at the main entrance of another parking site. There are many other people driving and parking cars at the inner parking site. The place where the applicant applied for for parking is right at the main entrance and there are a lot of other people traveling. Sometimes they need to move their house and there are lorries travel through this road to the inner parking aite in order to load and unload big furnitures. There are several times I saw the lorries have difficulties of driving the vehicles into the inner parking site because of the main entrance was blocked (vehicle that parked too near the entrance of the road). So if the car is parking here, it will affect the traffic and transportation of the other people that need to use the road.
2. The owner of the car (I think the applicant) did not really use his/her car very often. Since I live near there and I go in and out several time a day and I always saw the car was just covered up with a huge canopy. And the owner of the car always didn't manage to cover it up well. I saw many times the car cover was blown away by wind and the owner of the car did not cover it back after several days. This always affect the other people that living nearby, especially some other cars just park near to it. People need to help to fix the cover in order to get his/her car!
3. The owner of this car always park there and he/she use a very big cover to protect it but this at the same time blocked the sight line of this entrance. Sometime I saw kids running on this entrance and they were not easily being seen. This is very dangerous to the people that living there.
4. I don't see the car that parked here come very often to use it and check it, so I will suggest him/her simply park to somewhere else instead of parking at the middle of the entrance and affected the others.

For safety reason I hope you should reject the application of: A/NE -LT /789 because it really affect a lot of other people that living nearby.

I sincerely hope you could make very careful judgment and consideration to reject the above application. Thank you very much!

Should you have any other questions regarding this case? Please do not hesitate to email me!
Thank you again!

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Please also see attached some photos for your reference.

Resident of Ping Long Village

CW Ma

裁剪



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The site is far too close to the entrance



The car blocked the other vehicles

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The huge canopy that the owner used to cover the car

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The cover blew away and did not cover back for many days that affected the others!
從我的iPhone傳送