

**Similar s.16 Applications within “Village Type Development” Zone
on the Tseng Lan Shue Outline Zoning Plan**

Approved Applications

Application No.	Proposed Use	Date of Consideration (RNTPC)	Approval Condition(s)
A/SK-TLS/67	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	6.2.2026	(1)
A/SK-TLS/69	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	21.11.2025	(1) and (2)
A/SK-TLS/72	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	27.2.2026	(1)

Approval Condition(s)

- (1) Submission and implementation of a drainage proposal
- (2) Submission and implementation of fire service installations proposal

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Sai Kung, Lands Department:

- (a) no objection to the application;
- (b) the application site (the Site) comprises Old Schedule Agricultural Lots 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;
- (c) there is no Small House application received by her office in respect of the Site; and
- (d) advisory comments are detailed at **Appendix IV**.

2. Traffic

Comments of the Commissioner for Transport:

- (a) no comment on the application from district traffic engineering viewpoint.

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

- (a) no objection to the application from highway maintenance point of view; and
- (b) advisory comments are detailed at **Appendix IV**.

3. Environment

Comments of the Director of Environmental Protection:

- (a) no objection to the application; and
- (b) in view of the nature and scale of the temporary use, no adverse environmental impact is anticipated.

4. Drainage

Comments of the Chief Engineer/Mainland South, Drainage Services Department:

- (a) no objection in principle to the application;
- (b) should the application be approved by the Town Planning Board, a condition should be stipulated requiring the applicant to submit and implement drainage proposal and the associated drainage measures to deal with the surface runoff within or in the vicinity of the Site to his satisfaction; and

(c) advisory comments are detailed at **Appendix IV**.

Other Departments

The following government departments have no comment on the application:

- Project Manager (East), Civil Engineering and Development Department (CEDD);
- Head of Geotechnical Engineering Office, CEDD;
- Chief Engineer/Construction, Water Supplies Department;
- Chief Engineer/Works, Home Affairs Department (HAD); and
- District Officer (Sai Kung), HAD.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) the Site should be fenced off such that no further possible unauthorised use for place for parking of vehicles outside the Site may be anticipated;
- (c) to note the comments of the District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD) that unlawful occupation of Government land not covered by the subject planning application has been detected. The Government land adjoining the Site has been illegally occupied for car parking use without permission. Any occupation of Government land without Government's prior approval is an offence under Cap. 28. DLO/SK, LandsD reserves the right to take necessary land control action against the illegal occupation of Government land without further notice;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (HyD) that the access road leading to the Site is not maintained by HyD; and
- (e) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department that adequate stormwater drainage facilities shall be proposed to deal with the surface runoff of the Site or the same flowing on to the Site from the adjacent areas, with a view to avoid causing any adverse drainage impact to the areas or nuisance to the adjoining areas.

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年04月02日星期四 4:19
收件者: tpbpd/PLAND
主旨: A/SK-TLS/73 DD 401 Ma Yau Tong, Sai Kung
類別: Internet Email

A/SK-TLS/73

Lots 305 S.A (Part), 305 S.B (Part), 305 RP, 326 S.C and 326 RP in D.D. 401 and Adjoining Government Land, Ma Yau Tong, Sai Kung

Site area: About 353.2sq.m

Zoning: "Village Type Development"

Applied use: 12 Public Vehicle Park

Dear TPB Members,

71 withdrawn, back minus the GL

Previous comments applicable and upheld. Members should also question what measures are now in place to prevent abuse of the GL

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>; budget <budget@fstb.gov.hk>
Date: Sunday, 4 January 2026 4:05 AM HKT
Subject: A/SK-TLS/71 DD 401 Ma Yau Tong, Sai Kung

A/SK-TLS/71

Urgent Return receipt Expand Group Restricted Prevent Copy

Lots 305 S.A (Part), 305 S.B (Part), 305 RP, 326 S.C and 326 RP in D.D. 401 and Adjoining Government Land, Ma Yau Tong, Sai Kung

Site area: About 594.6sq.m Includes Government Land of about 241.2sq.m

Zoning: "Village Type Development"

Applied use: 23 Public Vehicle Park

Dear TPB Members,

So yet another village parking scam forced to go legit. How long has GL been exploited by the operator?

*(6) The **current** parking lot operates smoothly and safely.*

In view of government finances and the funds required to develop all those tech parks, etc, hopefully our FS is sending out invoices to recoup the lost revenue over the years for the many previously unapproved parking operations.

No mention of the provision of EV charging facilities that should be a feature of all new approved parking lots.

Mary Mulvihill