

**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 1204 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 the Government;
- there is a structure on the southern side of the Site. According to the applicant, the structure was used as a farm shack not related to the application and would be taken down. His office reserves the right to take appropriate lease enforcement action for any unauthorized structure erected on the lot;
- 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 III**.

**2. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- his 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, a condition should be included to request the applicant to submit and implement the drainage proposal for the Site 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

- 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;
- the applicant shall be required to follow and implement the preventive, control and mitigation measures proposed in the submission under the conditions of approval; and
- his advisory comments are at **Appendix III**.

#### **5. Other Departments**

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

- Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- Commissioner of Police (C of P);
- Director of Agriculture, Fisheries and Conservation (DAFC);
- District Officer/Tai Po, Home Affairs Department (DO/TP, HAD);
- Project Manager/North, Civil Engineering and Development Department (PM/N, CEDD); and
- Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD).

**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 District Lands Office/Tai Po, Lands Department (DLO/TP, LandsD) that:
  - i. the lot owner should rectify the breach of lease condition. His office reserves the right to take lease enforcement action for any unauthorized structure erected on the lot;
  - ii. the lot owners shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) to be erected on the Site. 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; and
  - iii. the applicant will likely make use of the adjoining private lots and unleased / unallocated Government land as vehicles 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. Moreover, access to the Site may also fall on adjoining private lots all in D.D. 10. The applicant should sort out the relevant issues with the lot owners concerned.
- (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. 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;
  - ii. 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. DSD has no objection for the applicant to connect the sewerage facilities of the Site to public sewerage system as per the sewage proposal submitted with the application. The applicant shall demonstrate the technical feasibility of sewerage connection;
  - 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;
  - iv. the cost and work of drainage sewerage connection as well as future maintenance responsibility shall be borne by the applicant; and
- (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. Ng Tung Chai Road is not under Transport Department's management. The applicant shall obtain consent of the owners/managing departments of the

local track for using it as the vehicular access to the Site.

- (g) to note the comment of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that the acceptance of the drainage proposal and its implementation should be subject to jurisdiction of DSD. The “Conditions of Working within Water Gathering Grounds” shall be complied.

Urgent Return receipt Expand Group Restricted Prevent Copy

|

**tpbpd/PLAND**

---

寄件者: [REDACTED]  
寄件日期: 2026年04月17日星期五 3:34  
收件者: tpbpd/PLAND; FS Office/FSPO  
主旨: A/NE-LT/791 DD 10, Nf Tung Chai, Lam Tsuen  
類別: Internet Email

A/NE-LT/791

Lot 1204 (Part) in D.D. 10, Ng Tung Chai, Lam Tsuen

Site area: About 1,338.19sq.m

Zoning: "VTD"

Applied use: 33 Vehicle Park

Dear TPB Members.

Another village parking scam forced to go legit. Hopefully FS is following up on all that undeclared income for tax purposes.

*"The proposed area is free from vegetation and trees."* Indeed, it was filled in years ago.

No mention of EV charging facilities. This should be obligatory for all newly approved parking lots.

MaryMulvihill