

Government Bureau/Departments with No Objection / No Adverse Comment

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

- (a) Secretary for Environment and Ecology (SEE);
- (b) District Lands Officer/North, Lands Department (DLO/N, LandsD);
- (c) Commissioner for Transport (C for T);
- (d) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- (e) Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD);
- (f) Director of Fire Services (D of FS);
- (g) Director of Environmental Protection (DEP);
- (h) Director of Electrical and Mechanical Services (DEMS);
- (i) Director of Agriculture, Fisheries and Conservation (DAFC);
- (j) Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD);
- (k) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (l) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- (m) Head of the Geotechnical Engineering Office, CEDD (H(GEO), CEDD);
- (n) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (o) Commissioner of Police (C of P); and
- (p) District Officer (North), Home Affairs Department (DO(N), HAD).

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260411-013234-18389

提交限期
Deadline for submission: 02/05/2026

提交日期及時間
Date and time of submission: 11/04/2026 01:32:34

有關的規劃申請編號
The application no. to which the comment relates: A/NE-TKLN/127

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. SIMON NG

**意見詳情
Details of the Comment :**

Objections to CAR Park licence renewal: 1. Persistent Nuisance to Residents. Continuous noise, vehicle exhaust and lighting from cars severely disturb near by residents daily life and living environment.

2. Long-term Breach of licence conditions SIX YEARS. The operator has consistently violated all licence terms, failing to install proper traffic signs and illegally occupying pedestrian access for parking with no operational management duty fulfilled.

3. Frequent Accidents & Zero Safety Control at Entrance 2 to 3 collision accidents occur monthly due to illegal reversing and haphazard parking. No on-site attendants or reflective guiding equipment are provided, posing extreme safety hazards.

4. Repeated Complaints Ignored, Licence Renewal Equals Endorsing Law-breaking
Numerous complaints and photo evidence of violations are on record, yet no improvement has ever been made. Approving renewal will openly condone illegal operations.

5. Land Usage Inconsistent with Original Zoning.

The site is zoned for village house use with relevant development applications submitted. Car park operation deviates from planned land use and has no legitimate need for licence renewal.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260411-015507-94912

提交限期
Deadline for submission: 02/05/2026

提交日期及時間
Date and time of submission: 11/04/2026 01:55:07

有關的規劃申請編號
The application no. to which the comment relates: A/NE-TKLN/127

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Dicky NG

意見詳情
Details of the Comment :

This land is zoned for village house construction only. The operator has run a commercial car park for six years under a supposedly temporary licence, which is illegally prolonged time and again.

Abusing a temporary permit for long-term commercial operation evades land premium payment and tax obligations, resulting in public revenue loss. If a formal commercial car park is intended, full land costs and taxes must be settled legally. I strongly oppose the licence renewal, as endless extension of a temporary permit violates land planning principles and statutory regulation.

The land is family-owned and zoned for village house, with valid building applications already submitted. Wrongful family pressure has deprived rightful owners of their legal house-building rights. Running a long time commercial car park under endlessly renewed temporary licences evades land premiums and taxes, violating planning rules. I firmly oppose the licence renewal.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260413-180858-58623

提交限期
Deadline for submission: 02/05/2026

提交日期及時間
Date and time of submission: 13/04/2026 18:08:58

有關的規劃申請編號
The application no. to which the comment relates: A/NE-TKLN/127

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Tam

**意見詳情
Details of the Comment :**

I strongly object to the renewal of the temporary car park licence for the following reasons;

1. The land is zoned for village house,not a car park.It has been used illegally as a private car park for SIX YEARS under temporary approval,which is unreasonable and against planning rules.
- 2.The operator has never followed the licence conditions over the years.There is no reason to believe they will comply in the future.
- 3.Poor management and overcrowded parking cause frequent traffic accidents and danger to pedestrians.

I have submitted many complaints before and provide a complaint reference for your inspection: complaint NO;SR 3-9138278701.

PLEASE reject this renewal application.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260416-204813-86990

提交限期
Deadline for submission: 02/05/2026

提交日期及時間
Date and time of submission: 16/04/2026 20:48:13

有關的規劃申請編號
The application no. to which the comment relates: A/NE-TKLN/127

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Tam wai sze

**意見詳情
Details of the Comment :**

致：地政總署、城市規劃委員會、規劃署

本人謹就蓮麻坑路[打鼓嶺北蓮麻坑路丈量約份第 78 約多個地段] 臨時停車場之續期申請，鄭重提出反對，詳細理由如下：

一、現有臨時停車場長期違規，嚴重影響居民生活
該地塊已作為臨時停車場營運長達三年以上，期間長期存在車輛違規停泊至行人路之情況，導致行人路完全阻塞，居民無法正常通行，日常出行極度不便。同時，停車場出入口視線受阻、車輛進出混亂，頻繁發生車輛碰撞事故，存在極大公共安全隱患，嚴重威脅周邊居民及往來行人的人身安全，亦違反臨時停車場營運相關管理規定。

二、涉事土地為丁地，應恢復原有合法用途
該地塊本身屬於丁屋用地（小型屋宇用地），規劃用途為供原居民興建丁屋，推進鄉村式發展，並非用作停車場經營。現有停車場僅為臨時性質，三年臨時使用期限已屆，理應依法恢復丁地原有用途，保障原居民合法的丁屋建屋權益。若繼續批准該地作停車場使用，將直接剝奪居民合法建屋空間，違背土地規劃初衷。

現階段蓮麻坑路沿線已新增大量不法停車場，規劃署又監管不力，再行批准該臨時停車場申請，更會加劇區內交通擁堵，進一步惡化道路通行及行人出行環境，對區域公共秩序造成不良影響。

基於上述理由，本人強烈反對該蓮麻坑路臨時停車場之申請，懇請貴部門嚴格依照土地規劃條例及相關法規，駁回此項申請，同時加強對現有臨時停車場的監管，勒令整改阻塞行人路、管理混亂等問題，並依法將該丁地恢復原有鄉村式發展、興建丁屋之合法用途，切實保障居民的合法權益與出行安全。

此致



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致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-TKLN/127

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

意見

「提意見人」姓名/名稱 Name of person/company making this comment 侯志強議員

簽署 Signature



日期 Date

2026.4

Recommended Advisory Clauses

- (a) to note the comments of the Secretary for Environment and Ecology (SEE) that:
- (i) the Government announced the Updated Version of the Hong Kong Roadmap on Popularisation of Electric Vehicles in February 2026, which states that the Government will leverage market forces in the future to build a public charging network with fast chargers as the backbone. In this connection, he recommends that the applicant consider installing some fast chargers with a rated output power of 100kW or higher at the application site (the Site) and open up a certain number of charging spaces for electric commercial vehicles for use, e.g. electric light goods vehicles;
 - (ii) the applicant is also suggested to consider arranging some of the chargers to also be compatible with Guobiao charging standard to support southbound vehicles; and
 - (iii) it is recommended that the applicant provide charger information, including the real-time availability data of each charger, through the government-designated mobile applications such as “HKeMobility” of the Transport Department. For any queries, please contact the Environmental Protection Department’s electric vehicle (EV) Hotline at 3757-6222 or email to ev@epd.gov.hk;
- (b) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contain the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the Site is required to pass through Government land (GL); and
 - (ii) lot 381 S.B ss.12 is covered by Short Term Waiver (STW) No. 1617 for the purpose of a site office to a temporary car park (private cars and light goods vehicles) with permitted built-over-area (BOA) and maximum height not exceeding 14.64m² and 2.44m above level of the ground respectively. A non-exclusive right-of-way is granted under the STW;
- (c) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reserve onto/from public road at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
- (i) the proposed access arrangement and traffic impact should be commented by the Transport Department;
 - (ii) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Lin Ma Hang Road;
 - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (iv) the applicant should take adequate precautionary measures to avoid damaging roads, street furniture, drainage and slopes etc. maintained by his office. Damage caused to roads, street furniture, drainage and slopes etc. maintained by his office due to the applied use shall be repaired to his satisfaction at the applicant’s own costs;

- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the applicant should rectify the implemented drainage facilities if they are found inadequate/ineffective during operation; and
 - (ii) the Site is in an area where public sewerage connection is not available. The Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the applied use;
- (f) to note the comments of the Director of Fire Services (D of FS) that the existing fire service installations (FSIs) implemented on the Site should be maintained in efficient working order at all times;
- (g) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the requirements in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’;
- (h) to note the comments of the Commissioner of Police (C of P) that the applicant should strictly comply with the regulation;
- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
 - (i) the Site is the subject of a previously approved planning application No. A/NE-TKLN/53 and the applicant has committed to plant 39 *Lagerstroemia speciosa* (大花紫薇) within the Site. As noted from the applicant’s photos submitted for the planning application, the trees were in poor condition. The applicant should ensure proper planting and tree safety and carry out necessary maintenance measure in a timely manner. Approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works; and
 - (ii) tree species on the Layout Plan listed that *Ficus mircocarpa* (細葉榕) instead of the specified *Lagerstroemia speciosa* (大花紫薇);
- (j) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that:
 - (i) the applied use is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024; and
 - (ii) the applied use falls within the proposed boundary of the Priority Development Area (PDA) in NTN New Town. Government-initiated works for the PDA may commence in 2028/29 the earliest. Subject to the land use planning in the P&E Study, the applied use would need to be vacated for the site formation works. The applicant should take account of the above if the applied use is pursued; and
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) it is noted that a structure is proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO; and
 - (ii) the applicant’s attention is drawn to the following points:

- the Site shall be provided with emergency vehicular access in accordance with Regulation 41D of the Building (Planning) Regulations (B(P)R);
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage;
- if any existing structure is erected on leased land without the approval of BA, they are UBW under BO and should not be designated for any applied use under the application;
- for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of B(P)R; and
- detailed checking under BO will be carried out at building plan submission stage.