

**Similar Applications within / partly within the same “AGR” zone  
In the vicinity of the Site on the Lam Tsuen Outline Zoning Plan**

**Rejected application**

<b>Application No.</b>	<b>Uses/ Development</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/NE-LT/715	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	24.6.2022	R1-R2

**Rejection Reasons**

- R1 The development is not in line with the planning intention of the “Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.
- R2 The applicant fails to demonstrate in the submission that the development would not result in adverse landscape impacts on the area.

**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 253 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; and
- her advisory comments are at **Appendix IV**.

**2. Environment**

Comments of the Director of Environmental Protection (DEP):

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

**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; and
- her advisory comments are at **Appendix IV**.

#### 4. Water Supply

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

- he has no objection to the application and approval conditions for the application to be included are as follows:
  - (a) the implementation of preventive, control and mitigation measures identified in the accepted risk assessment report on pollution or contamination to WGG;
  - (b) the applied use should not cause any water pollution to the upper indirect WGG at any times during the planning approval period; and
- his advisory comments are set out at **Appendix IV**.

#### 5. Other Departments

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

- Director of Agriculture, Fisheries and Conservation (DAFC);
- District Officer/Tai Po, Home Affairs Department (DO/TP, HAD);
- Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- Director of Fire Services (D of FS)
- Commissioner of Police (C of P); and
- Project Manager/North, CEDD (PM/N, CEDD).

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to note the comments of the District Lands Office/Tai Po, Lands Department (DLO/TP, LandsD) that:
  - i. the lot owner should apply to his office for a Short Term Waiver (STW) to permit the structures 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;
  - ii. the applicant will likely make use of the adjoining Government land for 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.
- (d) 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;
- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the relevant mitigation measures and 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;
- (f) 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;
  - 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. 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 owner(s) 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 works of drainage and sewerage connection as well as future maintenance responsibility shall be borne by the applicant(s); and
- (g) to note the comment of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that 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.

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-LT/792

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

隨著林村人口極速增長, 鄉郊現有停車位已無法滿足需求, 關於上述  
副車路, 本人陳此良非常支持, 亦希望貴局可以盡快審批, 讓村民有更多  
停車位使用。

「提意見人」姓名/名稱 Name of person/company making this comment 陳此良

簽署 Signature 陳此良 日期 Date 21. 14. 2026

**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年05月08日星期五 0:26  
收件者: tpbpd/PLAND  
主旨: A/NE-LT/792 DD19, San Uk Tsai, Lam Tsuen  
附件: San Uk Tsai - Google Maps.pdf  
類別: Internet Email

A/NE-LT/792

Lot 253 RP in D.D. 19, San Uk Tsai, Lam Tsuen, Tai Po

Site area: About 536.7sq.m

Zoning: "Agriculture"

Applied use: 16 Vehicle Parking

Dear TPB Members,

Strong Objections. Applicant states that "the site is free of trees". Indeed, it has been filled in for some time with no record of approval. Moreover there are many lots within the "V" zone that can accommodate parking.

Strangely there appears to be a large house on the north of the lot. Has this been demolished.

Members should note that the Nam Cheong Country Trail runs between the proposed parking lot and the village proper. It is unacceptable that vehicles would be driving back and forth over a country park trail. With more people moving into the district in coming years there will be increasing demand for outdoor recreational activities.

The application should be rejected.

Mary Mulvihill

Urgent Return receipt Expand Group Restricted Prevent Copy

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**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年04月27日星期一 15:20  
收件者: tpbpd/PLAND  
主旨: s16\_A\_NE-LT\_792 20260427 WWF  
附件: s16\_A\_NE-LT\_792 20260427 WWF.pdf  
類別: Internet Email

Dear Sir/Madame,

Attached please find our submission regarding the planning application A/NE-LT/792.

Thank you for your attention.

Yours faithfully,  
Mr. Tobi Lau  
Senior Manager, HK Biodiversity and Conservation Policy  
WWF-Hong Kong

Registered Name 註冊名稱: World Wide Fund For Nature Hong Kong 世界自然(香港)基金會 (Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司). This email (including any attachments) is intended for the use of the designated recipient(s) only, which may contain confidential, non-public, proprietary information, and/or be protected by the attorney-client or other privilege. Any unauthorized reading, distribution, copying, or other use of this communication is strictly prohibited and may be unlawful. Receipt by anyone other than the intended recipient(s) should not be deemed a waiver of any privilege or protection. If you are not the intended recipient or believe you have received this email in error, please notify the sender immediately and delete this email from your computer system. This email and any attachments are checked for viruses and other malicious software ("malware"). However, the sender does not warrant, represent, or guarantee in any way that this communication is free from malware or potentially damaging defects. The sender disclaims all liability for any errors, omissions, or damages arising out of or in connection with the use or reliance on the information contained in this email.



世界自然基金會  
香港分會

WWF-Hong Kong



27 Apr 2026

Town Planning Board  
15/F North Point Government Offices  
333 Java Road  
North Point  
Hong Kong  
(Email: tpbpd@pland.gov.hk)

By E-mail ONLY

Dear Chair and Board Members,

**RE: Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in an "Agriculture" zone in San Uk Tsai in Lam Tsuen A/NE-LT/792**

We would like to lodge objection to the captioned.

**Suspected unauthorised development**

By comparing the site plan of the captioned application with the aerial images retrieved from Google Earth, it is likely that the application site underwent massive vegetation and site formation through the years (Figure 1). According to the image captured on Feb 2024 (Fig 2), the project site was likely already used as a carpark with a rental notice displayed at a fence pod. In this case, we suspect a "Destroy first, develop later" approach has been adopted by destroying the habitat before obtaining town planning approval.

The Town Planning Board has announced approaches to deter "destroy first, develop later" activities, as stated in a press release in 2011<sup>1</sup>, "the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned". We urge

<sup>1</sup> TPB Press Release. Available at:  
<https://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

**together possible**

贊助人：中華人民共和國  
香港特別行政區行政長官  
李家超先生 大紫荊勳章, SBS, PDSM  
主席：白丹尼先生  
行政總裁：黃碧茵女士

核數師：富睿瑪澤會計師事務所有限公司  
公司秘書：嘉信秘書服務有限公司  
義務司庫：匯豐銀行  
註冊慈善機構

Patron: The Honourable John Lee Ka-chiu, GBM, SBS, PDSM  
The Chief Executive, Hong Kong Special Administrative Region  
People's Republic of China  
Chairman: Mr Daniel R Bradshaw  
CEO: Ms Nicole Wong

Auditors: Forvis Mazars CPA Limited  
Company Secretary:  
McCabe Secretarial Services Limited  
Honorary Treasurer: HSBC  
Registered Charity  
(Incorporated With Limited Liability)

註冊名稱 Registered Name: 世界自然(香港)基金會 World Wide Fund For Nature Hong Kong  
(於香港註冊成立的擔保有限公司 Incorporated in Hong Kong with limited liability by guarantee)

the Town Planning Board to reject the application to prevent legitimizing actions to destroy the environment in pursuit of application approval.

We would be grateful if our comment could be considered by the Town Planning Board and the captioned proposal rejected.

Kind regards,




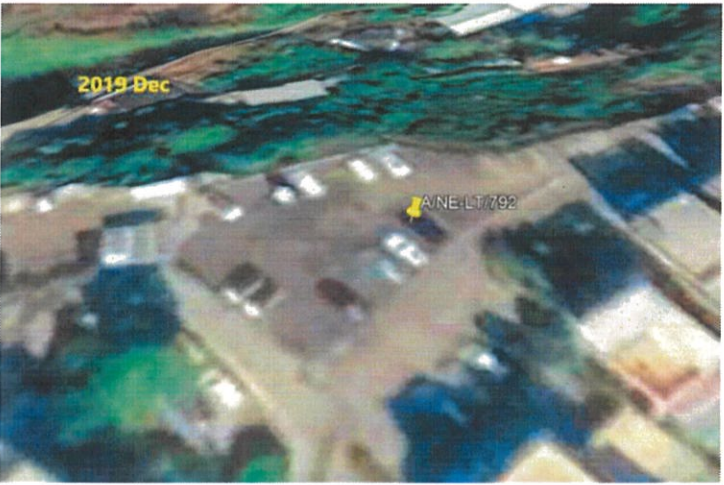
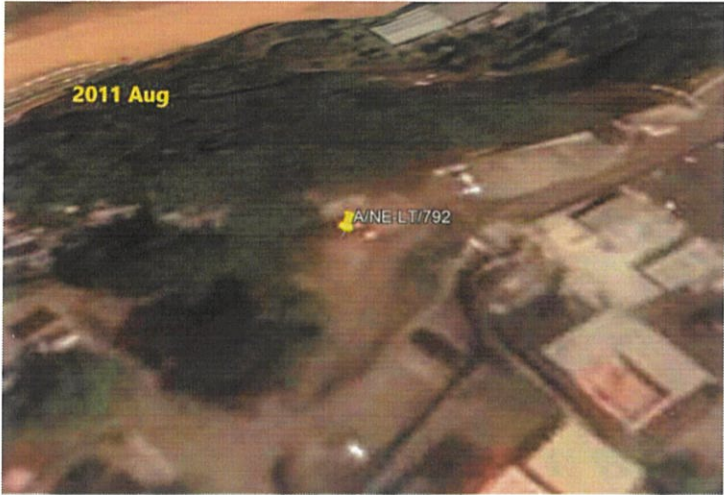
Mr. Tobi Lau  
Senior Manager, HK Biodiversity and Conservation Policy  
WWF Hong Kong  


Figure 1. Aerial photographs indicate that the project site was formed in the early 2010s, and its use appears to have subsequently changed to a car park



Source: Google Earth (Accessed on 27 Apr 2026)

Fig 2 A Google Street View image taken in 2024 shows that the project site was used for parking private cars, with a rental notice displayed on a pod.



Source: Google Street View (Accessed on 27 Apr 2026)