

**Similar S.16 Applications Within/ Straddling the Subject
“Village Type Development” Zone
on the Hung Shui Kiu & Ha Tsuen Outline Zoning Plan in the Past Five Years**

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/HSK/324	Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	27.8.2021
A/HSK/359	Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years with Filling of Land	1.6.2022 (Revoked on 1.12.2023)
A/HSK/383	Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	12.8.2022 (Revoked on 12.5.2024)
A/HSK/386	Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years	12.8.2022
A/HSK/408	Proposed Temporary Public Vehicle Park (Private Car only) for a Period of 3 Years	28.10.2022 (Revoked on 28.1.2024)
A/HSK/449	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Car) for a Period of 3 Years	9.6.2023
A/HSK/519	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years and Filling of Land	21.6.2024 (Revoked on 21.3.2026)
A/HSK/570	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years	18.7.2025

Government Bureau/Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application;
- the application site (the Site) comprises Government Land (GL) and 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;
- No permission is given for occupation of GL (about 114m² subject to verification) included in the Site. Any occupation of GL without Government's prior approval is an offence under Cap. 28;
- there is no Small House application under processing or approved at the Site; and
- his advisory comments are at **Appendix IV**.

2. Traffic

(a) Comments of the Commissioner for Transport (C for T):

- no adverse comment on the application from traffic engineering point of view.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- no objection to the application from highway maintenance point of view; and
- his advisory comments are at **Appendix IV**.

3. Electric Vehicle Charging

Comments of the Secretary for Environment and Ecology (SEE):

- no adverse comment from electric vehicle charging policy perspective; and
- his advisory comments are at **Appendix IV**.

4. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no in-principle objection to the application from public drainage point of view;

- should the application be approved, conditions should be stipulated requiring the applicant to submit a drainage proposal, to implement and maintain the proposed drainage facilities to his satisfaction; and
- his advisory comments are at **Appendix IV**.

5. **Fire Safety**

Comments of the Director of Fire Services (D of FS):

- no in-principle objection to the application subject to fire service installations (FSIs) and water supplies for firefighting being provided on the Site;
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is required to submit relevant layout plans incorporated with the proposed FSIs to his department for approval; and
- his advisory comments are at **Appendix IV**.

6. **Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- there was no environmental complaint pertaining to the Site received in the past three years.

7. **District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

- no comment from departmental point of view; and
- his office has not received any comment from the local on the application.

8. **Other Departments' Comments**

The following government departments have no objection to/no comment on the application with advisory clauses at **Appendix IV**:

- Project Manager (West), Civil Engineering and Development Department;
- Chief Building Surveyor/New Territories West, Buildings Department;
- Commissioner of Police;
- Director of Electrical and Mechanical Services; and
- Chief Engineer/Construction, Water Supplies Department.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the erection of charging poles on the ground will also be counted as structure(s), and the applicable waiver fee or/and rent will be charged accordingly; and
 - the lot owner(s) should apply to his office for Short Term Waiver(s) (STWs) and Short Term Tenancy(s) (STTs) to permit the structure(s) erected within the subject lot and the occupation of the Government Land (GL). The application for STW(s) and STT(s) will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (b) to note the comments of the Commissioner for Transport (C for T) that:
- sufficient manoeuvring 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; and
 - the local track leading to the Site is not under Transport Department (TD)'s purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - the access road from Ping Ha Road to the Site is not maintained by HyD and HyD will not take up the maintenance responsible of the access;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- the applicant/owner 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/owner should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. There is no details on site layout, site cross section and the information/condition of existing water course/drainage facilities provided in the application. As such, only preliminary comments are provided. It is assumed that the existing water course and drainage facilities remain unchanged and should not be affected/altered/modified. Any earth filling of the watercourse, drainage diversion works or modification works is not allowed unless a drainage proposal is submitted and accepted. The applicant/owner should be reminded that his drainage facilities should be properly designed, constructed and maintained in good condition without causing adverse drainage impact to the adjacent area at all times, and the applicant/owner is required to rectify/modify the drainage systems if they are found to be inadequate or ineffective to

accommodate the additional runoff arisen from the application. The applicant/owner should also be liable for and should indemnify claims and demands arising out of damage or nuisance caused by failure of ineffectiveness of the drainage systems caused by his application; and

- the cost and work of drainage as well as future maintenance responsibility should be borne by the applicant;

(e) to note the comments of the Director of Fire Services (D of FS) that:

- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of the proposed fire service installations to be installed should be clearly marked on the layout plans; and
- if the proposed structure(s) are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

(f) to note the comments of the Secretary for Environment and Ecology (SEE) that:

- the Government announced the Green Transformation Roadmap of Public Buses and Taxis in December 2024, including measures to realise the target of introducing about 3,000 electric taxis by end 2027. A comprehensive fast charging network is needed to effectively support the operations of electric taxis and achieve the aforesaid target. In addition, the Government announced the Updated Version of the Hong Kong Roadmap on Popularisation of Electric Vehicles (EVs) 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, the applicant is recommended to consider installing some fast chargers with a rated output power of 100kW or higher at Site and open up a certain number of charging spaces for electric commercial vehicles for use, e.g. electric taxis, electric light goods vehicles;
- the applicant is suggested to consider arranging some of the chargers to also be compatible with Guobiao charging standard to support southbound vehicles;
- the applicant is recommended to provide charger information, including the real-time availability data of each charger, through the government-designated mobile applications such as “HKeMobility” of the TD; and
- to echo with the latest version of Ch.8 of the Hong Kong Planning Standards and Guidelines (HKPSG) about EV charging facilities and to support the Government’s policies in promoting the wider adoption of EVs, the applicant is suggested to comply with the relevant requirement of HKPSG, i.e., EV chargers with output power of not less than 7kW should be installed in all parking spaces of the Site;

(g) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised:

- to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”; and
- to meet the statutory requirements under relevant environmental legislation;

- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - for UBW erected on leased land, enforcement action may be taken by the 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 the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - detailed checking under the BO will be carried out at building plan submission stage;
- (i) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines; and
- (j) to note the comments of the Commissioner of Police (C of P) that the applicant must maintain the smooth traffic flow of the concerned location and provide sufficient safety precaution to avoid obstruction or danger caused to any person or vehicle on the road.

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月23日星期六 23:52
收件者: tpbpd/PLAND
主旨: A/HSK/611 DD 125 Lo Uk Tsuen, HaTsuen
類別: Internet Email

A/HSK/611

Lot 919 RP (Part) in D.D. 125 and adjoining Government Land, Lo UK Tsuen Ha Tsuen

Site area: About 184sq.m (Includes Government Land of about 114sq.m)

Zoning: "VTD"

Applied use: 4 Public Vehicle Parking

Dear TPB Members,

It appears that the applicant has been using GL for a village parking scam.

The issue here is the small size of the operation. This is inefficient land use and approval would perpetuate this. As this is not the only village house that appear to have encroached on GL, then Lands should amalgamate its footprint and lease it out for a larger parking lot that would eliminate the illegal parking on the street.

Mary Mulvihill

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

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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/HSK/611

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

支持這項申請。

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

簽署 Signature _____



日期 Date 21-05-2026

