

Previous Applications Covering the Application Site

Approved Application

	<u>Application No.</u>	<u>Development(s)/Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/611	Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years	13.10.2023 [Revoked on 13.4.2026]

**Similar Applications within the Subject “Village Type Development” Zone
on the Tai Tong Outline Zoning Plan in the Past Five Years**

Approved Applications

	<u>Application No.</u>	<u>Development(s)/Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/559	Temporary Public Vehicle Park (Excluding Container Vehicle) for a period of 5 years	12.8.2022 [revoked on 12.5.2025]
2	A/YL-TT/569	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a period of 5 years	14.10.2022
3	A/YL-TT/604	Temporary Public Vehicle Park for a period of 5 years	22.9.2023
4	A/YL-TT/612	Temporary Public Vehicle Park (Excluding Container Vehicle) for a period of 5 years	27.10.2023 [revoked on 27.7.2024]
5	A/YL-TT/622	Proposed Temporary Public Vehicle Park (Private Cars) for a period of 3 years	22.12.2023 [revoked on 22.6.2024]
6	A/YL-TT/623	Proposed Temporary Public Vehicle Park (Private Cars) for a period of 3 years	22.12.2023 [revoked on 22.6.2024]
7	A/YL-TT/673	Temporary Public Vehicle Park (Excluding Container Vehicle) for a period of 5 years	4.10.2024
8	A/YL-TT/721	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	13.3.2026
9	A/YL-TT/722	Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	13.3.2026
10	A/YL-TT/731	Proposed Temporary Shop and Services and Public Vehicle Park with Ancillary Electric Vehicle (EV) Charging Station and Associated Facilities for a Period of 3 Years	24.10.2025

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- No adverse comment on the application.
- There is a Small House application being approved at the application site (the Site) and is currently pending the execution of the building license.
- Advisory comments as detailed in **Appendix IV**.

2. Traffic

Comments of the Chief Highway Engineer/New Territories West, Highways Department:

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

3. Drainage

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

- No in-principle objection to the application from the public drainage point of view provided that all existing drains/watercourse should be maintained and the overland flow from adjacent lands should not be affected.
- Should the application be approved, conditions should be included to request the applicant to submit a revised drainage proposal and to implement and maintain the drainage facilities for the proposed use to the satisfaction of the Director of Drainage Services or of the Town Planning Board.
- Advisory comments as detailed in **Appendix IV**

4. Water Supplies

Chief Engineer/Construction, Water Supplies Department:

- No objection to the application.
- Advisory comments as detailed in **Appendix IV**.

5. Environment

Comments of the Director of Environmental Protection:

- No objection to the application.

- No environmental complaint concerning the Site has been received in the past three years.
- Advisory comments as detailed in **Appendix IV**.

6. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- No objection to the application.
- Advisory comments as detailed in **Appendix IV**.

7. District Officer's Comments

Comment of the District Officer (Yuen Long), Home Affairs Department:

His office has not received any comments on the application from the village representatives in the vicinity of the Site.

8. Other Departments

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

- Director of Fire Services;
- Project Manager (West), Civil Engineering and Development Department;
- Director of Agriculture, Fisheries and Conservation;
- Director of Electrical and Mechanical Services; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises portion of Lot Nos. 25 RP, 27 and 35 RP all in D.D. 117 which are Old Scheduled Agricultural Lot held under the Block Government Lease which contains the restriction that no structure is allowed to be erected without the prior approval of the Government; and
 - (ii) the Site is covered by Letter of Approval (LoA) No. 4761 and 2246 for the purpose of Agricultural Use. Since the said permits area has been found vacant, the said permits will be terminated accordingly;
- (e) to note the comments of the Commissioner for Transport that:
 - (i) the local track and footpath leading to the Site are not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track and footpath for using them as the vehicular access to the Site; and
 - (ii) sufficient manoeuvring space shall be provided within the Site. No parking, queueing and reversing of vehicles on public road are allowed;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) HyD should not be responsible for the maintenance of any access connecting the Site and Tai Tong Road; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Director of Environmental Protection that:
 - (i) to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by Environmental Protection Department (EPD) to minimise any potential environmental nuisances on the surrounding area; and
 - (ii) to implement appropriate pollution control measures outlined in the Professional Persons Environmental Consultative Committee (ProPECC) Practice Notes 2/24 'Construction Site Drainage' to minimise any potential environmental impacts

on nearby water bodies during the construction of the project;

- (h) to note the comments of the Chief Engineer/Mainland North of Drainage Services Department (CE/MN, DSD) that:
 - (i) please improve the scanning/printing quality for better legibility;
 - (ii) Appendix E - please clearly indicate which proposed catchpit will be constructed with sand trap for clarity;
 - (iii) Appendix E - the proposal should indicate how the runoff (the flow direction) within the site would be discharged to the proposed u-channel;
 - (iv) Appendix E - the cover level and invert level at the start of the proposed u-channel at southern side of the Site should be indicated. Please ensure the design depth of the proposed u-channel could be maintained at the start;
 - (v) Appendix E - the proposed u-channel at the southern side of the Site should be as close to the site boundary as possible and catchpit should be provided at the taming point of the proposed u-channel. Please review; and
 - (vi) Appendix E - please indicate the full alignment of the discharge path from the existing 700mm surface channel to SCP1012865 as described in Section 3 of the report;
- (i) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):
 - (i) existing water mains will be affected (**Plan A-2**). The cost of any necessary diversion shall be borne by the proposed development;
 - (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the WSD or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (iii) no trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main; and
 - (iv) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site; and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) 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;
 - (ii) if the site abuts on a specified street of not less than 4.5m wide, its permitted

development intensity shall be determined under the First Schedule of the B(P)R at the building plan submission stage. Otherwise, the permitted development intensity of the Site shall be determined under Regulation 19(3) of the B(P)R;

- (iii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBWs) under the BO and should not be designated for any proposed use under the captioned application;
- (iv) for UBWs erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;
- (v) 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 BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings which are subject to the control of Part VII of the B(P)R; and
- (vii) detailed checking under the BO will be carried out at building plan submission stage.

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月30日星期六 23:40
收件者: tpbpd/PLAND
主旨: A/YL-TT/784 DD 117 Shui Tsiu San Tsuen, Tai Tong
類別: Internet Email

Dear TPB Members,

611 approved 13 Oct 2023. Revoked 13 Apr 2026 for failure to fulfil Drainage conditions.

So three years later the operator while pocketing the parking fees is still at the proposal stage. This is unacceptable.

Members should also note that this parking lot is not properly maintained, see Photo 6.

After the Tai Po Fire there is no longer justification to reward operators who procrastinate on conditions.

The applicaiton should be rejected.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 22 September 2023 2:48 AM HKT
Subject: A/YL-TT/611 DD 117 Shui Tsiu San Tsuen, Tai Tong

A/YL-TT/611

Lots 25 RP (Part), 27 and 35 RP (Part) in D.D. 117, Shui Tsiu San Tsuen, Tai Tong

Site area: About 554sq.m

Zoning:"VTD"

Applied use:: 12 Vehicle Parking

Dear TPB Members,

Strong Objections. The lots have a number of trees and vegetation. There is already an extensive long parking lot running alongside the highway close by so no need for additional parking spaces.

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The intention is to gain approval to chop the trees and fill in the land.

Members should reject the application.

Mary Mulvihill