

Previous S.16 Applications Covering the Application Site

Approved Applications

<u>Application No.</u>	<u>Development(s)/ Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
A/TM-LTY Y/123	Temporary Public Vehicle Park for a Period of 3 Years	28.1.2005 [Revoked on 28.7.2005]
A/TM-LTY Y/140	Temporary Public Vehicle Park for a Period of 3 Years	21.7.2006 [Revoked on 21.10.2006]
A/TM-LTY Y/165	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	7.3.2008 [Revoked on 7.6.2008]
A/TM-LTY Y/185	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	24.7.2009 [Revoked on 14.10.2009]
A/TM-LTY Y/487	Proposed Temporary Public Vehicle Park (Light and Medium Goods Vehicles) with Ancillary Facilities for a Period of 5 Years	1.8.2025

Rejected Applications

<u>Application No.</u>	<u>Development(s)/ Use(s)</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
A/DPA/TM-LTY Y/101	Open Storage of Building Materials	24.5.1996	(a) to (c)
A/TM-LTY Y/293	Temporary Open Storage of Containers for Storage of Construction Materials for a Period of 3 Years	27.3.2015	(c) to (e)

Rejection Reasons

- (a) Not compatible with the surrounding areas.
- (b) Insufficient information provided to demonstrate that the building materials cannot be stored in conventional industrial premises.
- (c) No strong justification for a departure from the planning intention.
- (d) Not comply with the Town Planning Board Guidelines No. 13E.
- (e) Setting an undesirable precedent.

Government Departments' General Comments

1. Traffic

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

- No comment on the application from highways maintenance point of view.
- Advisory comments as detailed in **Appendix IV**.

2. Drainage

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

- No adverse comment on the application from the public drainage viewpoint.
- Should the application be approved, a condition should be included to request the applicant to submit a revised drainage proposal and to implement the drainage proposal for the application site (the Site) to ensure that it will not cause adverse drainage impact to the adjacent areas. The applicant could make reference to DSD Technical Note No.1 - Technical Note to prepare a "Drainage Submission".
- Advisory comments as detailed in **Appendix IV**.

3. Fire Safety

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

- No objection in-principle to the application subject to fire service installations (FSIs) being provided to the satisfaction of the D of FS.
- The submitted FSIs proposal is considered acceptable to the Fire Services Department.
- Advisory comments as detailed in **Appendix IV**.

4. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- No objection to the application.
- There is no record of approval by the Building Authority for any structures at the Site.
- Two structures are noted in this application and they would be used for parking spaces and weather protection. The shelter, in particular size and height are not commensurate with the claimed use stated in the submitted documents.

- Advisory comments as detailed in **Appendix IV**.

5. **District Officer's Comments**

Comment of the District Officer (Tuen Mun), Home Affairs Department (DO(TM), HAD):

His office has not received any public comments on the application.

6. **Other Departments**

The following departments have no objection to/no comment on the application and their advisory comments, if any, are in **Appendix IV**.

- Director of Electrical and Mechanical Services (DEMS);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) the permission is given to the development and structures under application. It does not condone any other uses not covered by the application. Immediate action should be taken to discontinue such development and remove such structures not covered by the permission;
- (b) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
 - (i) the application site (the Site) comprises an Old Schedule Agricultural Lot 3870 in D.D. 124 (“the 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;
 - (ii) the Lot owner/applicant shall either (i) remove the unauthorised structure not covered by the application immediately; or (ii) include the unauthorised structure in the application for the further consideration by the relevant departments and, subject to the approval of the Town Planning Board to the application which shall have reflected the rectification or amendment as aforesaid required, apply to his office for a Short Term Waiver (“STW”) to permit the structures erected. 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 the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the Lot owner/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future;
 - (iii) the Site is accessible to/from Shun Tat Street via a strip of Government land (GL) and private lots. His office does not carry out maintenance works for the said GL nor guarantee that any right-of-way to the Site will be given. The applicant shall be responsible for her own access arrangement; and
 - (iv) his office reserves the right to take lease enforcement actions as considered appropriate against any unauthorised erection/extensions/alterations of the structures erected or to be erected within the Lot or any unauthorised occupation of GL at any time irrespective of whether planning permission will be given or not. Enforcement action will be taken should any structures be found erected without prior approval given by his office or be in breach of the approval given;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) it is noted that the applicant had sought consent from the land owners for the use of access route between Shun Tat Street and the Site. Nevertheless, the access route is not managed by the Transport Department (TD). A right-of-way is not guaranteed; and
 - (ii) no queuing and/or waiting of motor vehicles from the Site onto Shun Tat Street should occur, and no motor vehicles shall be permitted to reverse into and out of the Site onto Shun Tat Street;

- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) the vehicular access arrangements should be commented by TD;
 - (ii) HyD does not and will not maintain any access connecting the Site and Shun Tat Street. Presumably, the relevant department will provide their comments to you, if any; and
 - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to implement the relevant measures and requirements in the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise the potential environmental nuisance and handle the sewage generated by the proposed development;
- (f) to note the general comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the applicant should be advised that the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve her obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to accommodate all discharge water collected from her lot and all upstream catchments. The applicant shall effect any subsequent upgrading of these proposed works and the downstream drainage systems whenever necessary;
 - (ii) the applicant should check and ensure that the existing drainage system to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Lot. She should also ensure that the flow from the Lot will not overload the existing drainage system;
 - (iii) the applicant is reminded that the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas;
 - (iv) the cover levels of the proposed U-channels and catch pits should be flush with the adjoining ground level;
 - (v) where structures (e.g. buildings, walls or hoarding or the like) are to be erected, adequate opening or drainage facilities should be provided to allow existing overland flow passing through the Site or to be intercepted by the drainage system of the concerned development;
 - (vi) the applicant should consult DLO/TM, LandsD and seek agreement from relevant owners for any drainage works to be carried out outside her lot

boundary before commencement of the drainage works;

- (vii) the proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the applicant at her own expense;
 - (viii) the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
 - (ix) the applicant is required to maintain her drainage facilities/system properly and rectify them if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of any damage and/or nuisance caused by failure of her facilities/system;
 - (x) the proposed sand-trap/catchpit should be regularly desilted by the applicant to prevent sand and silt from being washed into the existing drainage system/channel at its downstream;
 - (xi) the applicant shall allow all time free access for the Government and its agent to conduct site inspection on her completed drainage works, if necessary;
 - (xii) the applicant shall resolve any conflict / disagreement with relevant lot owner(s) and seek LandsD's permission for laying new sewers / drains / channels and/or modifying / upgrading existing ones in other private lot(s) or on government land (where required) outside the Lot; and
 - (xiii) the Site is in an area where public sewerage connection is not available. Environmental Protection Department should be consulted regarding sewage treatment/disposal facilities for the proposed development;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
- (i) the applicant should submit a full set of FS 251, incorporating all proposed fire service installations (FSIs), for his further arrangement of the FSI acceptance inspection; and
 - (ii) if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123) (BO), detailed fire safety requirements will be formulated upon receipt of the formal submission of general building plans;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) two structures are noted in this application. The shelter, in particular size and height are not commensurate with the claimed use stated in the submitted documents. Before any new building works are to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBWs). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) in connection with (i) above, 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;

- (iii) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at the building plans submission stage;
 - (iv) if any existing structures are erected on leased land without approval of BD (not being a New Territories Exempted House), they are unauthorised under BO and should not be designated for any approved use under the application;
 - (v) for UBWs erected on the leased land, including the existing structures under the application, enforcement action may be taken by the BA to effect their removal in accordance with BD's 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 BO; and
 - (vi) detailed comments under BO to be provided during building plans submission; and
- (i) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:

Electricity Safety

- (i) 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;

Town Gas Safety

- (ii) there is a high-pressure underground town gas transmission pipeline running along Shun Tat Street in the vicinity of the proposed use;
- (iii) the project proponent/consultant/works contractor shall therefore liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planned gas pipes/gas installations in the vicinity of the Site and any required minimum set back distance away from them during the design and construction stages of work; and
- (iv) the applicant/consultant/works contractor is required to observe the

requirements of the Electrical and Mechanical Services Department's Code of Practice on "Avoidance of Damage to Gas Pipes" 2nd Edition for reference. The Code can be downloaded via the following web-link: [https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_\(Eng\).pdf](https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf).

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月31日星期日 0:03
收件者: tpbpd/PLAND
主旨: A/TM-LTYY/516 DD 124 Shun Tat Street, Tuen Mun
類別: Internet Email

A/TM-LTYY/516
Lot 3870 in DD 124 Shun Tat Street, Tuen Mun
Site area: About 940sq.m
Zoning: "VTD"
Applied use: 7 Light and Medium Goods Vehicle Public Parking

Dear TPB Members,

Despite the fact that the type of vehicles to be parked was questionable vis-à-vis the size of the site, 487 was streamlined and members did not question the rationale.

Conditions not fulfilled and now back with a reduced footprint.

Perhaps members this time could question why it would take 100sq.m to park a medium goods vehicle.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 29 June 2025 1:59 AM HKT
Subject: A/TM-LTYY/487 DD 124 Shun Tat Street, Tuen Mun

Dear TPB Members,

478 withdrawn. Previous objections upheld.

Apart from the tree issue members should also question what is the real intention as even allowing for a generous 400sq.m for turnaround, it works out at 100sq.m per vehicle.

That this is a brownfield operation is clear. In addition parking of heavy vehicles is not compatible with a village environment as village streets are not suitable or safe to accommodate the movement of large vehicles.

Mary Mulvihill

From: [REDACTED]

To: tpbpd <tpbpd@pland.gov.hk>

Date: Friday, 19 July 2024 2:46 AM HKT

Subject: A/TM-LTTY/478 DD 124 Shun Tat Street, Tuen Mun

A/TM-LTTY/478

Lots 3865 S.E, 3865 S.F, 3865 S.G ss.1 (Part), 3865 S.G RP (Part), 3865 RP and 3870 in DD 124 Shun Tat Street, Tuen Mun

Site area: About 1,590sq.m

Zoning: "VTD"

Applied use: 12 Goods Vehicle Public Parking / **5 Years**

Dear TPB Members,

Objections, no mention of how many trees to be felled. While part of the site has been used for unapproved parking, there is a cluster of trees on the street side of the lot.

Mary Mulvihill