

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) comprises of one Old Schedule Agricultural Lot, i.e. Lot 887 RP in D.D. 218 which held under the Block Government Lease (the BGL). The BGL contains the restriction that no structures are allowed to be erected without the prior approval of the government;
- there is no valid Small House grant application within the Site;
- 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 III**.

2. Traffic

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

- no adverse comment on the application; and
- his advisory comments are at **Appendix III**.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application;
- it is noted that no heavy vehicles will be involved. The nearest residential building is less than 10m away from the application site boundary;
- no environmental complaint in relation to the Site has been received in the last three years; and
- his advisory comments are at **Appendix III**.

4. **Drainage**

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

- no objection to the application;
- if the application is approved, approval conditions on submission and implementation of drainage proposal for the Site are recommended to ensure that it will not cause adverse impact to the adjacent areas. The applicant is required to maintain the drainage system properly and modify the systems if they are found to be inadequate or ineffective during operation;
- there is no existing DSD maintained public drain available for connection in the area; and
- his advisory comments are at **Appendix III**.

5. **Other Departments**

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

- Commissioner of Police (C of P);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Director of Fire Services (D of FS);
- Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H/GEO, CEDD);
- Project Manager/North, CEDD (PM/N, CEDD); and
- District Officer/Tai Po, Home Affairs Department (DO/TP, HAD).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
 - (i) if the lot owner wishes to permit structures erected or to be erected on the Site, including but not limited to electric vehicle chargers, the lot owner is required to submit an application for Short Term Waiver (STW) to LandsD. LandsD will consider the STW application in accordance with the established procedures and guidelines and with reference to development perimeters approved by Town Planning Board. However, there is no guarantee at this stage that the STW application would be approved. If the STW application is approved by LandsD acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by LandsD including the payment of waiver fee and administrative fee as considered appropriate. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered; and
 - (ii) the applicant will likely make use of the adjoining unleased/unallocated government land (GL) as vehicular access to and from the Site. The maintenance and management responsibility of the said GL and any other GL leading to the Site should be sorted out with the relevant government departments, prior to the use of the access purpose;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) the concerned area and the village road connecting to the Site from Sai Sha Road is not managed by her office, comments from the management and maintenance party of the concerned area and local road should be sought; and
 - (ii) in order to access the parking spaces, vehicles may have to encroach onto the adjacent private lot(s). The applicant shall make their own arrangement with the concerned landowner(s) for using the road, and the land status, management, maintenance responsibilities of it should be clarified with the relevant lands and maintenance authorities accordingly in order to avoid potential land disputes;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) the access road connecting the Site with Sai Sha Road is not and will not be maintained by his Office. His Office should not be responsible for maintaining any access connecting the Site with Sai Sha Road;

- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites'; and
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) there is no existing DSD maintained public drain available for connection in the area. The applicant should demonstrate he/she already had/will provide stormwater collection and discharge system to nearby established drainage system or existing streamcourses having adequate flow capacity 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 to 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 shall be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the systems; and
 - (ii) 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 on other private lot(s) or on GL (where required) outside the application site(s).

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tpbpd/PLAND

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主旨: A/NE-SSH/167 DD 218 Shap Sz Heung, Tai Po
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A/NE-SSH/167

Lot No. 887 RP in D.D. 218, Che Ha, Shap Sz Heung, Tai Po

Site area: About 897.1sq.m

Zoning: "VTD"

Applied use: 16 Vehicle Parking

Dear TPB Members,

Another village parking scam goes legit. However not only has this lot been filled in years ago and used for parking, this is only park of a much larger operation.

Members should question why the application covers only a fraction of the parking lot.

No mention of any provision of EV charging that should be mandatory for any newly approved parking lots.

Mary Mulvihill