

Previous Applications involving the Site

Approved Applications

	Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC)
1.	A/YL-PH/759	Proposed Temporary Private Car Park for a Period of 3 Years	1.6.2018 (Revoked on 1.3.2019)
2.	A/YL-PH/820	Temporary Private Car Park for a Period of 3 Years	15.11.2019
3.	A/YL-PH/872	Proposed Temporary Private Car Park for a Period of 3 Years	16.4.2021
4.	A/YL-PH/931	Renewal of Planning Approval for Temporary Private Car Park for a Period of 3 Years	11.11.2022

**Similar Applications within the same “Village Type Development” Zone
in the Vicinity of the Site in the Past Five Years**

Approved Applications

	Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC)
1.	A/YL-PH/996	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and Filling of Land	19.4.2024 (Revoked on 19.1.2026)
2.	A/YL-PH/997	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and Filling of Land	19.4.2024 (Revoked on 19.1.2026)
3.	A/YL-PH/1003	Proposed Temporary Private Vehicle Park for a Period of 3 Years and Filling of Land	24.5.2024 (Revoked on 24.11.2025)
4.	A/YL-PH/1069	Proposed Temporary Private Vehicle Park and Associated Filling of Land for a Period of 3 Years	6.2.2026
5.	A/YL-PH/1100	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land for a Period of 3 Years	27.2.2026
6.	A/YL-PH/1101	Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land for a Period of 3 Years	27.2.2026

Government Departments' General Comments

1. Traffic

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

- no in-principle objection to the application from highways maintenance perspective; and
- advisory comments are at **Appendix V**.

2. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- no substantiated environmental complaint concerning the application site (the Site) received in the past three years; and
- advisory comments are at **Appendix V**.

3. Drainage

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

- no in-principle objection to the application from public drainage point of view;
- the submitted drainage proposal is considered acceptable and it is noted that the applicant will maintain the same drainage facilities as those implemented under previous applications (No. A/YL-PH/872 and 931). Should the application be approved, approval condition requiring the maintenance of the existing drainage facilities should be included in the planning permission; and
- advisory comments are at **Appendix V**.

4. Landscape Aspect

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comments on the application from landscape planning perspective;
- based on the aerial photos taken in 2024 and 2026, the Site was located in an area of rural inland plain landscape character comprising low-rise residential development, village houses and scattered tree groups. The applied use is considered not incompatible with the surrounding environment;

- with reference to the aerial photos and site visit in August 2026, the Site was largely formed. Some common tree species were observed along the western site periphery. It is noted that the applicant applies for regularisation of associated filling of land of the entire Site and no tree felling is involved. Significant adverse landscape impact arising from the applied use is not anticipated; and
- advisory comments are at **Appendix V**.

5. Building Matters

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

- no objection to the application; and
- advisory comments are at **Appendix V**.

6. District Office's Comments

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

- no particular comment on the application and no comment received from the locals upon close of consultation.

7. Other Departments

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

- Director of Fire Services;
- Chief Engineer/Construction, Water Supplies Department;
- Chief Engineer/Railway Development 1-1, HyD; and
- Project Manager (West), Civil Engineering and Development Department.

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/Yuen Long, Lands Department (LandsD) that there are unauthorised building works and/or uses on Lot 761 in D.D. 111 (warning letters were issued on 20.5.2016 and registered against the lot in Land Registry on 1.12.2016) which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/regularise the lease breaches as demanded by LandsD;
- (c) to note the comments of the Commissioner for Transport that:
 - (i) the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
 - (ii) sufficient manoeuvring space shall be provided within the Site; and
 - (iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) HyD shall not be responsible for the maintenance of proposed access connecting the Site and Fan Kam Road, including the local track; and
 - (ii) adequate drainage measures shall be provided to prevent surface water flowing from the Site to nearby public road and drains;
- (e) to note the comments of the Director of Environmental Protection that:
 - (i) no parking of container vehicles/tractors and vehicles exceeding 5.5 tonnes as proposed by the applicant is allowed at the Site at all times;
 - (ii) no dismantling, maintenance, recycling, cleaning, paint-spraying and other workshop activities as proposed by the applicant will be carried out at the Site at all times;
 - (iii) the applicant shall follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites'; and
 - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;

- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that since the Site encroaches upon an existing watercourse at its western boundary, all proposed works and structures, if any, are required to be placed 3m away from the top of the bank of the watercourse and should not create any adverse drainage impacts, both during and after construction and operation. All existing drains/watercourse should be maintained and overland flow from adjunct lands should not be affected;
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works such as pruning, transplanting, felling and compensatory/new tree planting. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works; and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that while no building works and associated filling of land are involved in the application, any unauthorized building works (UBW) erected on leased land may be subject to enforcement action by 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 Buildings Ordinance (Cap. 123).

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年08月20日星期四 1:06
收件者: tpbpd/PLAND
主旨: A/YL-PH/1130 DD 111 Sheung Tse Tsuen
類別: Internet Email

A/YL-PH/1130
Lot 761 (Part) in D.D. 111, Sheung Che Tsuen, Pat Heung
Site area: About 2,090sq.m
Zoning: "VTD"
Applied use: 45 Vehicle Parking

Dear TPB Members,

This is essentially the regularization and amalgamation of two parking lots, both expired.
872 approved 16 Apr 2021
931 approved 11 Nov 2022

Of concern is that the parking lot is limited to villagers. So where do visitors park?

No EV charging to be provided, for financial reasons they say.

These village parking lots should provide parking to the general public and be subject to the conditions applicable to commercial enterprises like annual tax assessment, etc.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 27 December 2020 4:48 AM HKT
Subject: A/YL-PH/872 DD 111 Sheung Tse Tsuen

A/YL-PH/872
Lot 761 (Part) in D.D. 111, Sheung Che Tsuen, Pat Heung
Site area : About 840sq.m
Zoning : "VTD"
Applied use : 7 Vehicle Parking

Dear TPB Members,

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Nov 2019 you approved 820 on the adjacent part of the site for 33 parking. This section has been operating presumably without approval? The number of vehicles quoted is not compatible with the size of the site..

Application 871 for another parking close by is also up for renewal.

So how much parking should be tolerated on VTD in such close proximity?

Villages like this have no discernible community facilities, no recreational or open space, just lots of inefficient land use parking.

Approving additional parking is encouraging the exploitation of spaces that should be used for the benefit of the community.

Mary Mulvihill