

**Similar S.16 Application for Temporary Private Vehicle Park
within “Village Type Development” Zone
in the Vicinity of the Application Site in the Past Five Years**

Approved Application

	Application No.	Uses/Developments	Date of Consideration
1.	A/NE-TKL/818	Temporary Private Vehicle Park (Private Cars Only) for a Period of Three Years	7.11.2025

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- no objection to the application;
- the application site (the Site) is not the subject of any approved or outstanding Small House application; and
- his advisory comments are at **Appendix IV**.

2. Traffic

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

- no comment on the application from highways maintenance point of view;
- the proposed access road connecting the Site to Ping Yuen Road and Ping Yuen Road are not under the maintenance of HyD; and
- his advisory comments are at **Appendix IV**.

3. Drainage

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

- no objection to the application from public drainage viewpoint;
- should the application be approved, a condition should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that the applied use will not cause adverse drainage impact on the adjacent area. The drainage facilities should be properly maintained at all times during the planning approval period;
- the Site is in an area where public sewerage connection is available. The Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the applied use; and
- her advisory comments are at **Appendix IV**.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental perspective since no heavy vehicle or dusty operation are involved;
- no environmental complaint against the Site was received in the past three years; and
- his advisory comments are at **Appendix IV**.

5. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo taken in 2024, the Site was located in an area of miscellaneous rural fringe landscape character comprising village houses, vegetated areas and tree clusters. The applied use is considered not incompatible with the surrounding environment;
- with reference to the site photos taken on 9.6.2026, the Site was largely formed without any trees. As stated in the Application Form, tree felling is not involved;
- in view of the above, significant adverse landscape impact arising from the application is not anticipated; and
- her advisory comments are at **Appendix IV**.

6. **Building Matters**

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

- no objection to the application;
- based on the information provided, no proposed building works is noted. He has no comment under the Buildings Ordinance on the application; and
- his advisory comments are at **Appendix IV**.

7. **Other Departments**

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

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- (c) Head of the Geotechnical Engineering Office, CEDD (H(GEO), CEDD); and
- (d) District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the applied use 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) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that the Site comprises 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. The proposed ingress/egress of the Site is required to pass through Government land (GL) but no right of access via GL is granted to the Site. Besides, according to the vehicular access plan of the Planning Statement, the vehicular access is required to pass through other private lots, the applicant shall make their own arrangement;
- (d) to note the comments of the Commissioner for Transport (C for T) that the proposed vehicular access road and Ping Yuen Road are not managed by the Transport Department (TD). The applicant should seek comments/approvals from the responsible parties to validate the feasibility to form the proposed vehicular access road. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the proposed access arrangement should be commented by TD;
 - (ii) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Ping Yuen Road; and
 - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the drainage facilities should be rectified if they are found inadequate/ineffective during operation;
 - (ii) the applicant should construct and maintain the proposed drainage facilities whether within or outside the Site at his own expense; and
 - (iii) the Site is in an area where public sewerage connection is available. The Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the applied use;
- (g) to note the comments of the Director of Environmental Protection (DEP) that the applicant should observe the requirements of the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site';
- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant should seek approval for any proposed tree works from relevant departments prior to commencement of the works;

- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that the applicant's attention is drawn to the following points:
 - (i) if any existing structure is erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
 - (ii) for UBW erected on leased land, enforcement action may be taken 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 BO;
 - (iii) 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; and
 - (iv) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the Buildings (Planning) Regulations; and
- (j) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the applied use is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Subject to the land use planning in the P&E Study, the applied use may need to be vacated for the site formation works.