

Previous S.16 Application

Approved Application

	Application No.	Uses/Developments	Date of Consideration
1.	A/NE-TKLN/55	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of Three Years	22.9.2023 (Revoked on 22.6.2025)

**Similar S.16 Applications for Temporary Public Vehicle Park
within “Recreation” Zone in the Vicinity of the Application Site in the Past Five Years**

Approved Applications

	Application No.	Uses/Developments	Date of Consideration
1.	A/NE-TKLN/53 [#]	Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of Three Years	23.6.2023
2.	A/NE-TKLN/57 [%]	Proposed Temporary Public Vehicle Park (Private Cars Only) and Shop and Services (Convenience Store) for a Period of Three Years	22.9.2023 (Revoked on 22.6.2025)
3.	A/NE-TKLN/58 [%]	Proposed Temporary Public Vehicle Park (Private Cars Only) and Shop and Services (Convenience Store) for a Period of Three Years	22.9.2023 (Revoked on 22.6.2025)
4.	A/NE-TKLN/67	Proposed Temporary Public Vehicle Park (Private Car Only) for a Period of Three Years	27.10.2023 (Revoked on 27.4.2025)
5.	A/NE-TKLN/68 ^{&}	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of Five Years	5.4.2024 (Revoked on 1.9.2025)
6.	A/NE-TKLN/70	Proposed Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	27.10.2023 (Revoked on 27.4.2025)
7.	A/NE-TKLN/102 [%]	Temporary Public Vehicle Park (Excluding Container Vehicle), Shop and Services (Convenience Store) and Ancillary Office for a Period of Three Years	19.12.2025
8.	A/NE-TKLN/104	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Office and Associated Filling of Land for a Period of Three Years	6.2.2026 (Revoked on 11.4.2026)
9.	A/NE-TKLN/112 ^{&}	Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of Five Years	9.1.2026
10.	A/NE-TKLN/127 [#]	Renewal of Planning Approval for Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of Three Years	22.5.2026

Remarks

- # : Applications No. A/NE-TKLN/53 and 127 involve the same site.
- % : Applications No. A/NE-TKLN/57 and 58 involve part of the site of application No. A/NE-TKLN/102.
- & : Applications No. A/NE-TKLN/68 and 112 involve the same site.

Government Departments' General Comments

1. Land Administration

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

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

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; and
- his advisory comments are at **Appendix V**.

Comments of the Commissioner of Police (C of P):

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

3. Drainage

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

- no objection to the application from public drainage viewpoint;
- the submitted drainage proposal does not provide sufficient information as required in DSD's 'Technical Note to Prepare a Drainage Submission'. Should the application be approved, approval conditions should be include to request the applicant to submit and implement a revised drainage proposal for the Site before the commencement of operation of the proposed use to ensure the proposed use will not cause adverse drainage impact on the adjacent areas. 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 not available; and
- her advisory comments are at **Appendix V**.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental perspective since no heavy vehicle nor dusty operation are involved;
- no substantiated environmental complaints against the Site were received in the past three years; and
- his advisory comments are at **Appendix V**.

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 rural inland plain landscape character comprising car parking areas, village houses, vegetated areas, tree clusters and woodlands. Heung Yuen Wai Boundary Control Point is located to the west of the Site. The proposed temporary use is considered compatible with the surrounding environment;
- with reference to the site photos taken on 23.6.2026, the Site was fenced-off and generally formed. A temporary structure and some patches of grass were observed within Site. According to the Application Form, no tree felling will be involved; and
- in view of the above, significant adverse landscape impact arising from the application is not anticipated.

6. **Building Matters**

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

- no objection to the application;
- it is noted that pavement formation and drainage works are proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorised building works under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
- his advisory comments are at **Appendix V**.

7. **Other Departments**

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

- (a) Director of Agriculture, Fisheries and Conservation (DAFC);
- (b) Director of Fire Services (D of FS);
- (c) Chief Engineer/Construction, Water Services Department (CE/C, WSD);
- (d) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (e) Project Manager (North), CEDD (PM(N), CEDD); and
- (f) District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- (i) the application site (the Site) comprises Old Schedule Agricultural Lots 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; and
 - (ii) the following irregularities covered by the planning application have been detected by his office:
unauthorised structure(s) within Lot 387 S.B RP in D.D. 78 covered by the planning application
there is/are unauthorised structure(s) on the private lot concerned. The lot owner(s) should immediately rectify/regularise the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
- (b) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space should 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;
- (c) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
- (i) the proposed access arrangement and traffic impact should be commented by the Transport Department;
 - (ii) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Lin Ma Hang Road; and
 - (iii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the submitted drainage proposal does not provide sufficient information as required in DSD's 'Technical Note to Prepare a Drainage Submission'. The applicant should submit a revised drainage proposal for her review;
 - (ii) the drainage facilities should be rectified if they are found inadequate/ineffective during operation;
 - (iii) the applicant should construct and maintain the proposed drainage facilities whether within or outside the Site at his own expense; and
 - (iv) the Site is in an area where public sewerage connection is not available. The Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use;
- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicant should be reminded to observe the requirements of the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';

- (f) to note the comments of the Commissioner of Police (C of P) that the applicant should strictly follow the approval conditions imposed;
- (g) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that:
 - (i) the proposed 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; and
 - (ii) the proposed use falls within the proposed boundary of the Priority Development Area (PDA) in NTN New Town. Government-initiated works for the PDA may commence in 2028/29 the earliest. Subject to the land use planning in the P&E Study, the proposed use would need to be vacated for the site formation works. The applicant should take account of the above if the proposed use is pursued; and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) it is noted that pavement formation and drainage works are proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorised building works under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
 - (ii) the applicant's attention is drawn to the following points:
 - if any existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;
 - 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;
 - before any new building works (including containers/open sheds as temporary buildings and demolition, 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 AP should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
 - 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 B(P)R; and
 - detailed checking under the BO will be carried out at building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/NE-TKLN/132

意見詳情 (如有需要，請另頁說明)

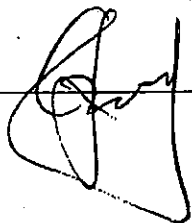
Details of the Comment (use separate sheet if necessary)

無意見

「提意見人」姓名/名稱 Name of person/company making this comment

侯志強議員

簽署 Signature



日期 Date

2026.6.18

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年07月03日星期五 23:34
收件者: tpbpd/PLAND
主旨: A/NE-TKLN/132 DD 78 Tsung Yuen Ha Village
類別: Internet Email

A/NE-TKLN/132

Lot 387 S.B RP (Part) in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling North

Site area: About 350sq.m

Zoning: "Recreation"

Applied use: 7 Vehicle Parking

Dear TPB Members,

55 was approved for RE Agency 22 Sept 2023 and revoked 22 June 2025 for failure to implement Drainage conditions and issue with fun in/run out.

Next door Application 104 was approved on 6 Feb 2026 for 41 Vehicle Parking. This was revoked on 11 Apr 2026 re Drainage conditions.

What members should question is the inefficient land use of a parking lot for a mere 7 vehicles. In addition, the site has run in/run out issues.

Drainage on adjacent lots would be better resolved via a united operation.

It appears to have been forgotten that good planning is all about the best utilization of the space.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 29 May 2023 3:03 AM HKT
Subject: A/NE-TKLN/55 DD 78 Tsung Yuen Ha Village

A/NE-TKLN/55

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Lot 387 S.B RP (Part) in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling North

Site area: About 350sq.m

Zoning: "Recreation"

Applied use: Real Estate Agency / ??? Vehicle Parking

Dear TPB Members,

Strong Objections. This is part of the withdrawn application 11.

RE Agency? Give over. There is no residential or commercial development along Lin Ma Hang Road. The majority of operations there are unapproved. That there is no parking facility provided is an indication as to how dodgy this application is as foot traffic along this road is limited to hikers.

This is "Destroy to Build". Previous objections relevant and upheld.

Members should reject the application.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 31 January 2018 2:31 AM CST
Subject: A/NE-TKLN/11 DD 78 Tsung Yuen Ha Village

A/NE-TKLN/11

Lots 385 S.B RP (Part) and 387 S.B RP (Part) in D.D. 78 and Adjoining Government Land, Tsung Yuen Ha Village, Ta Kwu Ling

Site Area : About 1,437.5m² Includes Government Land of about 28m²

Zoning : "Recreation", "Agriculture" and "VTD"

Applied Use : 47 Vehicle Parking

Dear TPB Members,

This application appears to be to legitimize an existing brownfield use.

The development was not in line with the planning intention of the Recreational, "Agriculture" or 'VTD' zone. There is no strong planning justification in the submission to merit a departure from such planning intentions, even on a temporary basis.

Parking facilities are an inefficient land use and should be accommodated in high rise buildings, underground or in stacked facilities, see attached. The villagers own 2,100 sqft homes. If they want to keep a car then they should convert a portion of the ground floor of their spacious

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residences into a car port. This is common practice all over the world and private residential compounds in NT include a car port or two on ground floor of each unit.

Approval of the application, even on a temporary basis, would set an undesirable precedent for similar uses. The cumulative impact of approving such applications would result in a general degradation of the environment of the area.

Mary Mulvihill