

Similar Application

Approved Application

Application No.	Proposed Use(s) / Development(s)	Zoning(s)	Date of Consideration
A/NE-TK/800	Temporary Private Vehicle Park (Private Cars and Light Goods Vehicles Only) for a Period of Three Years and Associated Filling of Land	“V”, “GB” and area shown as ‘Road’	14.11.2025 (on review)

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 one Old Schedule Agricultural Lot, i.e. Lot 304 in D.D. 26 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;
- there is no Small House 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
- his advisory comments are at **Appendix IV**.

2. Traffic

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

- no adverse comment on the application from highways maintenance point of view; and
- his advisory comments are at **Appendix IV**.

3. 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 in 2025, the Site was located in an area of rural coastal plain landscape character comprising village houses, transitional housing, ponds and tree clusters. The applied use is considered not incompatible with the surrounding environment;
- with reference to the above aerial photo and the site photos taken on 18.8.2026, the Site was largely formed with some vehicles parked on it. No trees were found on it. According to the Application Form, no tree felling is involved; and
- in view of the above, significant adverse landscape impact arising from this application is not anticipated.

4. **Nature Conservation**

Comments of the Agriculture, Fisheries and Conservation Department (DAFC):

- considering that the Site is currently a car park and is separated from the “Green Belt”, “Conservation Area” and “Site of Special Scientific Interest” zones by a significant distance with developed areas in between, he has no comment on the application from nature conservation perspective.

5. **Drainage**

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

- approval conditions on submission and implementation of drainage proposal for the Site are recommended to ensure that it will not cause adverse drainage impact to the adjacent areas; and
- her advisory comments are at **Appendix IV**.

6. **Other Departments**

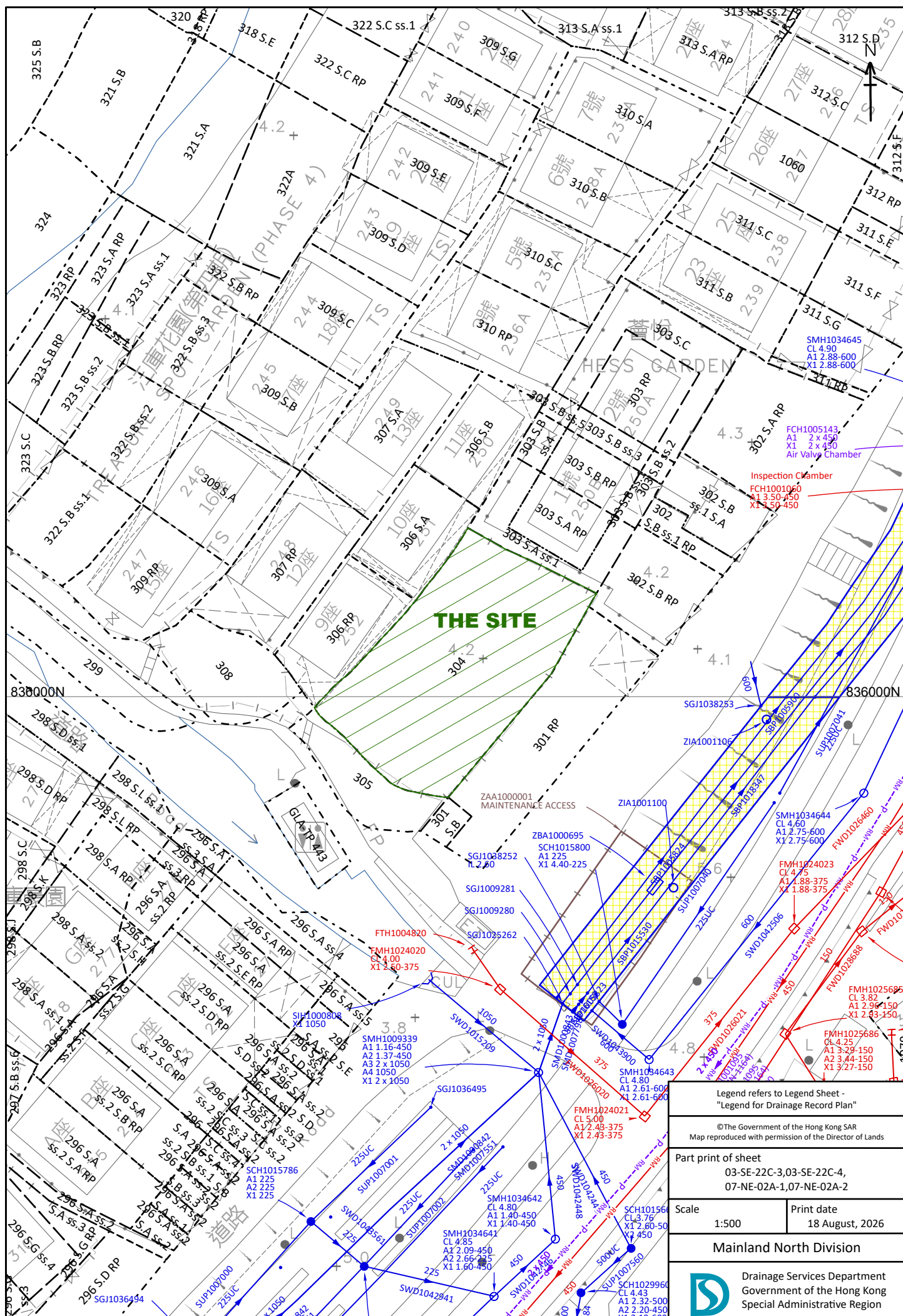
The following departments have no objection to or no comment on the application:

- 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);
- District Officer (Tai Po), Home Affairs Department (DO(TP), HAD); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) to resolve any land issue relating to the applied use with 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/Tai Po, Lands Department (DLO/TP, LandsD) that:
 - (i) if the lot owner wishes to permit structures 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 parameters approved by the 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;
 - (ii) the applicant had made use of the adjoining private lot(s) and 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. Moreover, access to the Site may also falls on adjoining private lot(s) in D.D. 26. The applicant should sort out the relevant issues with the lot owner(s) concerned; and
 - (iii) there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access thereto;
- (d) to note the comments of the Commissioner for Transport (C for T) that the concerned area and the village road connecting to the Site from Ting Kok Road is not managed by the Transport Department, comments from the management and maintenance party of the concerned area and local road should be sought. In addition, in order to access the parking spaces, vehicles have to encroach onto the adjacent private lot. The applicant shall make their own arrangement with the concerned landowners 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;
- (e) 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 Ting Kok 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 Ting Kok Road;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
- (i) the applicant is reminded to follow the relevant mitigation measures and requirements in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and to meet the statutory requirements under relevant pollution control ordinances;
 - (ii) there are planned sewerage works (PWP Item No. 4125DS) that involve part of land at Lot 304 in D.D. 26 to be resumed by LandsD). The commencement of the land resumption progress is subject to the actual works programme; and
 - (iii) when the works (PWP Item No. 4125DS) can proceed to the land resumption stage, the applicant should follow any early termination requirements set by LandsD. LandsD's advices regarding such arrangements should be sought; and
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) while there are DSD's public stormwater drains in this area, the applicant should have its own stormwater collection and discharge system 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 should 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 is required to maintain the drainage systems properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development of the Site. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works;
 - (ii) there are existing public sewers in the vicinity of the Site. The drainage record plan is at **Attachment 1** for ease of reference; and
 - (iii) 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 in other private lots or on GL (where required) outside the Site.



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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年09月05日星期六 0:47
收件者: tpbpd/PLAND
主旨: A/NE-TK/869 DD 26 Shuen Wan Chim UK

類別: Internet Email

A/NE-TK/869
Lot 304 in D.D. 26, Shuen Wan Chim Uk, Ting Kok, Tai Po
Site area: About 425.4sq.m
Zoning: "VTD" and area shown as 'Road'
Applied use/ development: 19 Vehicle Park

Dear TPB Members,

Another village parking scam goes legit.

No mention of EV charging facilities?

Mary Mulivhill