

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

Approved Applications

	Application No.	Uses/Developments	Date of Consideration
1.	A/NE-TKL/818	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	7.11.2025
2.	A/NE-TKL/841	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years	25.9.2026

Government Departments' General Comments

1. Land Administration

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

- no objection to the application;
- it is noted that no structure is proposed in the application;
- there are two Small House applications falling within the application site (the Site). These two Small House applications are under processing; 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 in-principle objection to the application from highways maintenance point of view; 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 the public drainage viewpoint;
- should the application be approved, conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it 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 and rectified if they are found inadequate/ineffective during operation;
- 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 proposed 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 the environmental planning 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 the landscape planning perspective;
- based on the aerial photo taken in 2024, the Site was located in an area of rural inland plains landscape character comprising village houses, warehouses, vegetated areas and tree clusters. The proposed temporary use is considered not incompatible with the surrounding environment;
- with reference to the above aerial photo and site photos taken on 4.9.2026, the Site was fenced-off and generally formed. Some overgrowns were found along the site boundary. According to the Application Form, no tree felling will be 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. Water Supplies

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to 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) Director of Agriculture, Fisheries and Conservation (DAFC);
- (b) Director of Fire Services (D of FS);
- (c) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- (d) Head of the Geotechnical Engineering Office, CEDD (H(GEO), CEDD); and
- (e) District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the proposed use with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that the Site comprises Old Schedule Agricultural Lots 211 RP (Part), 213 S.A (Part), 213 S.B (Part), 213 S.C (Part), 213 S.D, 214 S.A (Part), 214 S.B (Part), 214 S.C (Part), 217 (Part) and 218 (Part) in D.D. 79 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. According to the application, there are two proposed ingresses/egresses of the Site. One of the proposed ingresses/egresses located at Lot 211 RP in D.D. 79 requires to pass through Government land (GL), but no right of access via GL is granted to the Site. Another proposed ingress/egress located at Lot 213 S.A in D.D. 79 requires to pass through a private lot and the applicant has to make his own arrangement as there is no such right granted to the Site;
- (c) 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 land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the roads should be clarified with the relevant lands and maintenance authorities. Sufficient maneuvering 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;
- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the proposed access arrangement of the Site should be commented and approved by TD;
 - (ii) HyD shall not be responsible for the maintenance of proposed access connecting the Site; and
 - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) 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 proposed use;
- (f) 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';
- (g) 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 is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (h) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
 - (i) existing water mains inside the Site as shown in the Mains Record Plan (**Attachment**) may be affected. The applicant is required to either divert or protect the water mains found on site;
 - (ii) if diversion is required, existing water mains inside the Site are needed to be diverted outside the site boundary of the Site to lie in GL. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence; and
 - (iii) if diversion is not required, the following conditions shall apply:
 - (a) existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed;
 - (b) details of site formation works shall be submitted to the Director of Water Supplies (D of WS) for approval prior to commencement of works;
 - (c) no structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of the D of WS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (d) no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the Mains Record Plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the D of WS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;

- (e) no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; and
 - (f) tree planting may be prohibited in the event that the D of WS considers that there is any likelihood of damage being caused to water mains; and
- (i) to note the comment of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that 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. 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. Hence, the applicant should be reminded that subject to the land use planning in the P&E Study, the proposed use may need to be vacated for the site formation works.