## Similar Applications

### Approved Applications

| | Application No. | Uses/Developments | Date of Consideration |
|---|---|---|---|
| 1 | A/NE-PK/173[1] | Temporary Private Car Park (Private Car and Light Goods Vehicle) for a Period of 3 Years | 13.1.2023 (revoked on 13.10.2024) |
| 2 | A/NE-PK/174 | Temporary Private Car Park (Private Car and Light Goods Vehicle) for a Period of 3 Years | 13.1.2023 (revoked on 13.10.2024) |
| 3 | A/NE-PK/184[2] | Temporary Private Car Park (Private Car and Light Goods Vehicle) for a Period of 3 Years | 19.5.2023 (revoked on 19.2.2024) |
| 4 | A/NE-PK/198[2] | Temporary Private Car Park (Private Car and Light Goods Vehicle) for a Period of 3 Years | 16.8.2024 |
| 5 | A/NE-PK/216[1] | Temporary Private Car Park (Private Car and Light Goods Vehicle) for a Period of 3 Years | 2.5.2025 (revoked on 2.5.2026) |

Remarks
[1]: Applications No. A/NE-HLH/51 and A/NE-HLH/68 involved the same site.
[2]: Applications No. A/NE-HLH/51 and A/NE-HLH/68 involved the same site.

## Government Departments' General Comments

### 1. Traffic

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

- no comment on the application from highways maintenance perspective;
- as there is no proper run-in/out at the footpath of Yu Tai Road, which forms part of the proposed access route to the application site (the Site), the applicant should submit a design of the run-in/out at the footpath of Yu Tai Road for his review upon the Transport Department's approval of the access arrangement; and the proposed run-in/out should be designed and constructed in accordance with the prevailing HyD standard drawings (i.e., H1113C and H1114B) to his satisfaction; and
- his advisory comments are at **Appendix IV**.

### 2. Environment

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application from environmental planning perspective since no heavy vehicle is involved;
- no environmental complaint concerning the Site was received in the past three years; 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 perspective;
- should the application be approved, approval conditions should be included to request the applicants to submit and implement a drainage proposal, and implemented drainage facilities at the Site shall be maintained at all times during the planning approval period; and
- her advisory comments on the drainage proposal are at **Appendix IV**.

### 4. 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 is located in areas of residential urban and rural inland landscape character comprising residential developments, village houses,

carparking spaces, temporary structures, farmlands, scattered tree groups and vegetated areas. The applied use is considered not incompatible with the surrounding environment;

- with reference to the aerial photo and site photos taken on 18.9.2026, the Site was formed and some vehicles parked on it. According to the application form (**Appendix I**), no tree felling will be involved. In view of the above, significant adverse landscape impact arising from the applied use is not anticipated; and

- her advisory comments are at **Appendix IV**.

## 5. Other Departments

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

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);

- Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);

- Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD); and

- District Officer (North), Home Affairs Department (DO(N), HAD).

## Recommended Advisory Clauses

(a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);

(b) to resolve any land issue relating to the development with other concerned owner(s) of the Site;

(c) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:

(i) 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. There are two proposed ingress/egress points are required to pass through some private lots and the applicant has to make her own arrangement as there is no such right granted to the Site;

(ii) two Small House applications were received and approved under Lots 1571 S.A ss.1 and 1571 S.A ss.2 in D.D. 91, and the lots are covered by Building Licence;

(iii) the following irregularity covered by the subject planning application has been detected by his office:

Unauthorised structures within Lot 1572 S.D in D.D. 91 covered by the planning application

there is an unauthorised structure on Lot 1572 S.D in D.D. 91. The lot owner should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and

(iv) LandsD has reservation on the planning application since there is an unauthorized structure on the private lot which is already subject to lease enforcement actions according to case priority. The lot owner should rectify/regularise the lease breaches as demanded by LandsD;

(d) to note the comments of the Commissioner for Transport (C for T) that 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 existing local access road connecting the Site to Yu Tai Road falls outside Highway's Polygon and is not under the maintenance of HyD;

(ii) as there is no proper run-in/out at the footpath of Yu Tai Road, which forms part of the proposed access route to the application site (the Site), the applicant should submit a design of the run-in/out at the footpath of Yu Tai Road for his review upon the Transport Department's approval of the access arrangement; and the proposed run-in/out should be designed and constructed in accordance with the prevailing HyD standard drawings (i.e., H1113C and H1114B) to his satisfaction;

(iii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public road and drains; and

(iv) the applicant should take adequate precautionary measures to avoid damaging roads, street furniture, drainage and slopes etc. maintained by his office; damage caused to roads, street furniture, drainage and slopes etc. maintained by his office due to the proposed works shall be repaired to our satisfaction at the applicant's own costs;

(f) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the Environmental Protection Department to minimise potential environmental nuisance to the surrounding area;

(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 should seek approval for any proposed tree works from relevant government departments prior to commencement of the works; and

(h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:

(i) the applicant is required to demonstrate in the drainage proposal that the proposed works will not obstruct the overland flow nor cause any adverse drainage impact to the adjacent areas; and

(ii) the applicant shall be liable for any adverse drainage impact due to the proposed works.

□Urgent □Return receipt □Expand Group □Restricted □Prevent Copy

**tpbpd/PLAND**

寄件者: [redacted]
寄件日期: 2026年10月09日星期五 1:28
收件者: tpbpd/PLAND
主旨: A/NE-PK/234 DD 91, Kai Leng, Sheung Shui

類別: Internet Email

A/NE-PK/234
Lot 1571 S.A ss.1, 1571 S.A ss.2, 1571 S.A ss.3, 1572 S.B (Part), 1572 S.C (Part), 1572 S.D (Part), 1572 RP (Part) & 3402 in D.D. 91, Kai Leng, Sheung Shui
Site area: About 609.1sq.m
Zoning: "VTD"
Applied use: 2l Vehicle Parking

Dear TPB Members,

Further village parking scam forced to go legit:

"15. The application site is already functioning as a car park; however, following a notification of non-compliance from the Planning Department, a formal application is now being submitted to authorize its use as a car park."

The same applicant was approved 216 a nearby parking lot on 2 May 2025. Revoked 2 May 2026.

Members have no justification in approving further applications of the same nature while the 216 is in breach, and no doubt still in operation.

Mary Mulvihill

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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

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有關的規劃申請編號 **The application no. to which the comment relates**
**A/NE-PK/234**

意見詳情 (如有需要，請另頁說明)
**Details of the Comment** (use separate sheet if necessary)

反對

「提意見人」姓名/名稱 Name of person/company making this comment 陳志強議員

簽署 Signature _____ 日期 Date 2026.9.30