

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot No. 343 in D.D. 113 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; and
- there are no Small House applications approved or under processing at the Site.

2. Traffic

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

- no in-principle objection on the application from highways maintenance perspective; and
- advisory comments are at **Appendix III**.

3. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- there was no environmental complaint concerning the Site received in the past three years; and
- advisory comments are in **Appendix III**.

4. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in-principle to the application from public drainage point of view;
- the submitted drainage proposal is considered acceptable;
- should the application be approved, approval conditions requiring the implementation of the accepted drainage proposal and maintenance of the implemented drainage facilities for the development should be included in the planning permission; and
- advisory comments are in **Appendix III**.

5. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no significant landscape impact arising from the proposed use is anticipated.

6. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application; and
- advisory comments are at **Appendix III**.

7. District Office's Comments

Comments of the District Officer (Yuen Long), Home Affairs Department:

- no particular comment on the application and no comment has been received from the locals upon close of consultation.

8. Other Departments

The following government departments have no objection to/no adverse comment/no comment on the application and their advisory comments, if any, are in **Appendix III**:

- Director of Fire Services;
- Director of Agriculture, Fisheries and Conservation;
- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Railway Development 1-1, HyD;
- Chief Engineer/Construction, Water Supplies Department;
- Director of Electrical and Mechanical Services; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s) of the application site (the Site);
- (b) to note the comments of the Commissioner for Transport that:
 - (i) the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with the Lands Department. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
 - (ii) sufficient manoeuvring space shall be provided within the Site; and
 - (iii) 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 West, Highways Department (HyD) that:
 - (i) HyD shall not be responsible for the maintenance of proposed access connecting the Site and Kam Ho Road, including the local track; and
 - (ii) 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 Director of Environmental Protection that:
 - (i) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 'Drainage Plans subject to comment by the Environmental Protection Department';
 - (iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
 - (i) the detailed comments on the drainage proposal previously provided to the applicant shall be taken into account in the implementation of accepted drainage proposal;

- (ii) the applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system. Regular maintenance should be carried out by the applicant(s) to avoid blockage of the system;
 - (iii) the applied use would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas; and
 - (iv) the applicant should resolve any conflict/disagreement with relevant lot owner(s) and seek permission from District Lands Office/Yuen Long for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government Land, where required, outside the Site;
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (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 Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Building Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (iv) 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;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vi) detailed checking under the BO will be carried out at building plan submission stage;
- (g) to note the comments of the Director of Electrical and Mechanical Services that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or

overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines; and

- (h) to note the comments of the Commissioner of Police that the proposed use shall not cause traffic congestion or flooding.

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-09-18 星期四 03:18:33
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTS/1090 DD 113 Ma On Kong

A/YL-KTS/1090

Lot 343 (Part) in D.D. 113, Ma On Kong, Kam Tin

Site area: About 733sq.m

Zoning: "VTD"

Applied development: 24 Private Vehicle Park

Dear TPB Members,

Another existing operation forced to go legit.

No mention of EV recharging facilities. This should be mandatory when it comes to operations with no previous history of approval.

Mary Mulvihill

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 251021-154913-94285

提交限期
Deadline for submission: 31/10/2025

提交日期及時間
Date and time of submission: 21/10/2025 15:49:13

有關的規劃申請編號
The application no. to which the comment relates: A/YL-KTS/1090

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. 附近居民

意見詳情
Details of the Comment :

本人反對在DD113, Lot343, 興建臨時私人停車場。原因如下：
因為馬鞍崗村及河背村都是只靠一條單程車路入村，平時已經很多車輛出入，道路非常繁忙。而且上址又非常靠近民居，會影響居民。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 251222-144719-64187

提交限期
Deadline for submission: 02/01/2026

提交日期及時間
Date and time of submission: 22/12/2025 14:47:19

有關的規劃申請編號
The application no. to which the comment relates: A/YL-KTS/1090

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. 附近居民

意見詳情
Details of the Comment :

本人反對在DD113, Lot343興建臨時私人停車場，原因如下：
因為上址附近的兩條村（馬鞍崗村及河背村）都是只靠一條單程車路出入，現時已經很多車輛出入，道路非常繁忙，而且上址又非常靠近民居，如興建24個私家車位，會大大影響居民日常生活。