

Government Departments with No Objection / No Adverse Comment

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

- (a) District Lands Officer/Yuen Long, Lands Department;
- (b) Commissioner for Transport;
- (c) Chief Highway Engineer/New Territories West, Highways Department (HyD);
- (d) Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- (e) Chief Engineer/Mainland North, Drainage Service Department;
- (f) Director of Fire Services;
- (g) Chief Town Planner/Urban Design and Landscape, Planning Department;
- (h) Director of Agriculture, Fisheries and Conservation;
- (i) Director of Environmental Protection;
- (j) Project Manager (West), Civil Engineering and Development Department (CEDD);
- (k) Chief Engineer/Construction, Water Supplies Department;
- (l) Director of Food and Environmental Hygiene;
- (m) Director of Electrical and Mechanical Services;
- (n) Chief Building Surveyor/New Territories West, Buildings Department; and
- (o) Commissioner of Police.

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/YL-KTS/1115

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本辦事處收元崗村村代表及村民建議：就該村已就該申請開了村民會議，提出反對意見。

因該申請辦公室及貨倉會

1. 增加人流及閑雜人等影響鄉村安寧生活；

2. 車輛上落貨阻塞通道影響該村交通；

3. 而該地段一直沒有管理好，道路日久失修雜草叢生滋生蚊蟲，樹木枯萎也沒有人處理，該村民常見老鼠出沒，已經成為蟲鼠巢穴，該地段與居民住戶極近，貨倉噪音會影響居民日常生活；

4. 該地段因沒有人處理落葉，每當下雨水患嚴重去水渠淤塞排水力不足。

故眾村民懇請本辦事處轉告貴署收回該申請。

「提意見人」姓名/名稱 Name of person/company making this comment 李靜儀區議員



簽署 Signature _____

日期 Date 24/2/2026

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
- (i) the application site (the Site) involves Government land (GL) previously occupied and used by Former Yuen Kong Public School. It has been allocated to the Hong Kong Observatory (i.e. the applicant) under Temporary Government Land Allocation (TGLA) No. GLA-TYL 4232 for the purpose of temporary office and warehouse use for the period from 3.8.2023 to 31.3.2026; and
 - (ii) in the event that the application is approved by the Town Planning Board, the applicant has to apply to his office for a time extension of the existing TGLA to implement the proposal. The applicant is reminded that each application submitted to LandsD will be considered on its own merit by LandsD at its absolute discretion acting in its capacity as a landlord and there is no guarantee that the time extension application will eventually be approved by LandsD. If the time extension application is approved by LandsD, it will be subject to such terms and conditions as may be imposed by LandsD at its absolute discretion;
- (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 LandsD. 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 acknowledges that there will be no parking or loading/unloading space provided at the Site. The application is approved on the understanding that there is and will be no vehicular access to/from the Site; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the application 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 latest “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 applied 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 applicant shall maintain all the drainage facilities on site in good condition and ensure that the applied use would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc; and
 - (ii) the applicant shall rectify the drainage system at their own expense to the satisfaction of government parties concerned if they are found to be inadequate or ineffective during operation. For any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other issues to public, the applicant is required to submit technical assessment(s) in other aspect(s) and seek comment from relevant departments as necessary;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (PlanD) that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant is reminded to seek comments and approval for any proposed tree works from the relevant department prior to the commencement of the works;
- (g) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) no Food and Environmental Hygiene Department’s (FEHD) facilities and their operation should be affected; and
 - (ii) for any waste generated from the such activity/operation, the applicant should arrange disposal properly at their own expenses. The work and operation shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding. The project proponent shall conduct, by all practical means, pest control measures to avoid infestation of pest including but not limited mosquitos and rodents at the site and its surroundings. In accordance with the Public Cleansing and Prevention of Nuisances Regulation, Cap. 132BK, the occupier of any premises or part of any premises in which there is any trade waste which exceeds 100L in quantity shall, before any such waste is disposed of, inform the DFEH without delay of any arrangement made by him for the disposal of the waste;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Building 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 the building plan submission stage;
 - (iii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are Unauthorised Building Works (UBW) under the Building Ordinance and should not be designated for any applied use under the application;
 - (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) 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 UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the applied building works in accordance with the BO;
 - (vi) 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
 - (vii) detailed checking under the BO will be carried out at building plan submission stage; and
- (i) to note the comments of the Commissioner of Police that the applied use shall not cause traffic congestion or flooding.