

Previous Applications involving the Site

Approved Applications

	Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC)
1.	A/YL-PH/746	Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years	12.5.2017
2.	A/YL-PH/833	Renewal of Planning Approval for Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years	24.4.2020
3.	A/YL-PH/940	Renewal of Planning Approval for Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years	31.3.2023

**Similar Applications within or straddling the same
“Village Type Development” Zone in the Vicinity of the Site in the Past Five Years**

Approved Applications

	Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC)
1.	A/YL-PH/877	Renewal of Planning Approval for Temporary Covered Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	16.4.2021
2.	A/YL-PH/899	Renewal of Planning Approval for Temporary Private Car Park (excluding Container Vehicle) for a Period of 3 Years	24.12.2021
3.	A/YL-PH/938	Renewal of Planning Approval for Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years	17.3.2023
4.	A/YL-PH/947	Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years	19.5.2023
5.	A/YL-PH/983	Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years and Filling of Land	24.5.2024
6.	A/YL-PH/989	Renewal of Planning Approval for Temporary Covered Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	19.4.2024
7.	A/YL-PH/1041	Temporary Private Vehicle Park (excluding Container Vehicle) for a Period of 3 Years and Associated Filling of Land	14.2.2025

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 Lots 1631 and 1633 all in D.D. 111 which are Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structure is allowed to be erected without the prior approval of the Government. It is noted that no structure was proposed in the application; and
- there is no Small House application approved or under processing within the Site.

2. Traffic

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

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

3. Drainage

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

- no in-principle objection to the application from public drainage point of view;
- the submitted drainage proposal with condition record of the existing drainage facilities is considered acceptable; and
- noting the applicant will maintain the same drainage facilities as those implemented under previous application (No. A/YL-PH/940), should the application be approved, approval condition requiring the maintenance of the existing drainage facilities should be included in the planning permission.

4. Landscape Aspect

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

- no adverse comments on the application from landscape planning perspective;
- based on the aerial photo taken in 2024, the Site is located in an area of rural inland

plain landscape character comprising temporary structures, open storage, small houses and scattered tree groups. The applied use is considered not entirely incompatible with the surrounding environment;

- with reference to the site photos taken in March 2026, the Site is fenced-off and generally formed with some trees scattered along the boundary. It is noted that the applicant applies for regularisation of associated filling of land of the entire Site and no tree felling is involved. Significant adverse landscape impact arising from the applied use is not anticipated; and
- advisory comments are at **Appendix V**.

5. **Building Matters**

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

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

6. **District Office's Comments**

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

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

7. **Other Departments**

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

- Director of Fire Services;
- Chief Engineer/Construction, Water Supplies Department;
- Chief Engineer/Railway Development 1-1, HyD; and
- Project Manager (West), Civil Engineering and Development Department.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the applied use with the concerned owner(s) and/or occupant(s);
- (b) to note the comments of the Commissioner for Transport that:
 - (i) the application site (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 (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) Leung Shing Road is not maintained by HyD. HyD shall not be responsible for the maintenance of proposed access connecting the Site and Kam Tin Road, including Leung Shing Road and the local track; and
 - (ii) adequate drainage measures should be provided to prevent surface water flowing from the Site to nearby public road 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'; and
 - (ii) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) it is noted that associated filling of land is involved in the application. 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 (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO) (Cap. 123). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) 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;

- (iii) 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;
- (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 the building plan submission stage.