

**Similar Application within the Subject “Residential (Group C)” Zone
on the Tai Tong Outline Zoning Plan in the Past Five Years**

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/715	Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years	15.8.2025

Government Departments' General Comments

1. Land Administration

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

- No adverse comment on the application.
- There is no lease modification or land exchange that has been approved or under processing at the application site (the Site).
- Advisory comments as detailed in **Appendix V**.

2. Traffic

(a) Comment of the Commissioner for Transport:

- No adverse comment on the application.

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

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

3. Environment

Comments of the Director of Environmental Protection:

- No objection to the application.
- No environmental complaint concerning the Site has been received in the past three years.
- Advisory comments as detailed in **Appendix IV**.

4. Drainage

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

- No objection to the application from a drainage point of view.
- Advisory comments as detailed in **Appendix IV**.

5. Fire Safety

Comments of the Director of Fire Services (D of FS):

- No in-principle objection to the proposal subject to the fire service installations and water supplies for firefighting being provided to the satisfaction of the D of FS.

- Advisory comments as detailed in **Appendix IV**.

6. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- No objection to the application.
- As there is no record of approval granted by the Building Authority for the existing structures at the Site, BD is not in a position to offer comment on the suitability for the proposed use.
- Advisory comments as detailed in **Appendix IV**.

7. Electricity and Town Gas Safety

Comments of the Director of Electrical and Mechanical Services:

- No adverse comment on the application from electricity supply and town gas safety aspects.
- Advisory comment as detailed in **Appendix IV**.

8. District Officer's Comments

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

His office has not received any comment on the application from the village representatives in the vicinity of the Site.

9. Other Departments

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

- Chief Engineer/Construction, Water Supplies Department;
- Project Manager (West), Civil Engineering and Development Department;
- Director of Agriculture, Fisheries and Conservation; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, 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; and
 - (ii) the lot owner(s) shall apply to LandsD for a Short Term Waiver (STW) to permit the structure(s) erect within the Site. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that the application(s) will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given that the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) HyD shall not be responsible for maintaining any access connecting the Site with Castle Peak Road – Yuen Long; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN of DSD) that:
 - (i) the applicant is reminded to provide his own drainage facilities to collect the runoff generated from the Site or passing through the Site and discharge the runoff collected to a proper discharge point;
 - (ii) the proposed use should not obstruct the overland flow or cause any adverse drainage impact to the adjacent areas and existing drainage facilities; and
 - (iii) the applicant is reminded to resolve any conflict/disagreement with relevant lot owner(s) and seek permission from DLO/YL, LandsD for any works to be carried out outside his lot boundary before commencement of the drainage works;
- (e) to note the comments of the Director of Environmental Protection that:
 - (i) to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” issued by Environmental Protection Department to minimise the potential environmental nuisances on the surrounding areas; and
 - (ii) to arrange licensed collectors to collect and dispose the sewage and waste from

the portable toilets regularly;

- (f) to note the comments of the Director of Fire Services that:
- (i) the relevant layout plans should be incorporated with the proposed fire service installations (FSIs) to the Fire Services Department for approval;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of the proposed FSI to be installed should be clearly marked on the layout plans; and
 - (iii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, 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) if the existing structure is erected on leased land without approval of the Building Authority (BA), they are unauthorised building works (UBWs) under the BO and should not be designated for any applied use under the captioned application;
 - (iv) for UBWs erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBWs 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) one structure is proposed 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 BA should be obtained, otherwise they are UBWs under the BO. An Authorized Person should be appointed as the coordinator for the proposed 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 which 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

- (h) to note the comment of the Director of Electrical and Mechanical Services that:
 - (i) in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) 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
 - (ii) please note that there is a high-pressure underground town gas transmission pipeline (running along Castle Peak Road - Yuen Long) in the vicinity of the proposed use.

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

參考編號
Reference Number: 260227-130423-22368

提交限期
Deadline for submission: 06/03/2026

提交日期及時間
Date and time of submission: 27/02/2026 13:04:23

有關的規劃申請編號
The application no. to which the comment relates: A/YL-TT/769

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Yeung Kwok Keung

意見詳情
Details of the Comment :

本人反對以上申請, 會為該區道路造成壓力

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

參考編號
Reference Number: 260227-130906-60722

提交限期
Deadline for submission: 06/03/2026

提交日期及時間
Date and time of submission: 27/02/2026 13:09:06

有關的規劃申請編號
The application no. to which the comment relates: A/YL-TT/769

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Cheung Koon Shan

意見詳情
Details of the Comment :

本人反對以上申請, 會為該區道路造成壓力

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

參考編號
Reference Number: 260227-131115-24819

提交限期
Deadline for submission: 06/03/2026

提交日期及時間
Date and time of submission: 27/02/2026 13:11:15

有關的規劃申請編號
The application no. to which the comment relates: A/YL-TT/769

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. YEUNG SUM WA

意見詳情
Details of the Comment :

本人反對以上申請, 會為該區道路造成壓力