

Previous s.16 Application at the Application Site (the Site)

Approved Application

Application No.	Use(s)/Development(s)	Date of Consideration (Rural and New Town Planning Committee (RNTPC))
A/YL-SK/406	Temporary Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop and Office for a Period of 3 Years	20.6.2025 (Revoked on 20.12.2025)

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are in **Appendix IV**.

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

- no in-principle objection to the application; and
- advisory comments are in **Appendix IV**.

2. Drainage

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

- no objection in principle to the application from public drainage point of view provided that all existing drains/watercourse would be maintained and the overland flow from adjacent lands would not be affected;
- should the application be approved, conditions should be stipulated requiring the applicant to submit a drainage proposal and to implement and maintain the accepted drainage proposal at the application site (the Site) to his satisfaction or of the Town Planning Board; and
- advisory comments are in **Appendix IV**.

3. Fire Safety

Comments of the Director of Fire Services:

- no objection in principle to the application subject to fire service installations and water supplies for firefighting being provided to his satisfaction;
- the FSIs proposal submitted by the applicant is considered acceptable; and
- advisory comments are in **Appendix IV**.

4. Landscape

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 2025, the Site is located in an area of rural inland plain landscape character comprising village houses, warehouse, temporary structures, vegetated areas and tree clusters. The applied use is considered not entirely incompatible with the surrounding environment;

- according to the site photos, the Site is fenced-off and largely paved and some temporary structures are found on it. According to the Planning Statement, one existing tree to the northern boundary of the Site will be retained. As stated in the Application Form, tree felling is not involved;
- significant adverse landscape impact arising from the application is not anticipated; and
- advisory comments are in **Appendix IV**.

5. Building Matters

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

- no objection to the application; and
- advisory comments are in **Appendix IV**.

6. District Officer's Comments

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

- no particular comments on the application; and
- his office has not received any comments from the locals upon close of consultation.

7. Other Departments

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

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

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) should the applicant fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that if the planning application is approved, the Short Term Tenancy (STT)/Short Term Waiver (STW) holder(s) will need to apply to his office for modification of the STT/STW conditions where appropriate and the lot owner(s) without STT/STW shall apply to his office for a STW and STT to permit the structure(s) erected within the said private lot(s) and the occupation of the Government Land (GL). The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) 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 (TD). 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;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) the Site involves GL which is not under HyD's maintenance purview;
 - (ii) the proposed vehicular access and arrangement of the Site should be commented and approved by TD;
 - (iii) HyD shall not be responsible for the maintenance of proposed access connecting the Site and Kam Sheung Road; and
 - (iv) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) 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 ProPECC PN 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;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
- (i) the applicant shall submit a full set of Certificate of Fire Service Installation and Equipment (F.S. 251), incorporating all proposed FSI, for his further arrangement of the FSI acceptance inspection; and
 - (ii) if the proposed structures are required to comply with the Building Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that:
- (i) all existing drains/watercourse should be maintained and overland flow from adjacent lands should not be affected; and
 - (ii) for any change of existing ground level and associated works proposed by the applicant that could affect the adjacent land and cause other impacts and/or other issues to the public, the applicant shall submit technical assessment(s) in other aspect(s) and seek comment from relevant departments as necessary;
- (i) 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 such as pruning, transplanting and felling. The applicant shall seek approval for any proposed tree works from the relevant department prior to the commencement of the works; and
- (j) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) no Food and Environmental Hygiene Department’s (FEHD) facilities should be affected;
 - (ii) proper licence/permit issued by FEHD is required if there is any food business/catering service/ activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public;
 - (iii) Under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by FEHD, will be referred to relevant government

departments such as the Buildings Department (BD), Fire Services Department and PlanD for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;

- (iv) the applicant must ensure that the operation of food business at the subject premises is in compliance with the requirements imposed under the legislation administered by the Department, other government departments and the relevant authorities. Applicants are strongly advised to check well in advance the following documents: (a) the Government Lease, (b) the Occupation Permit of the building, and (c) the statutory plan. No part of a food premises shall be located in, under or over any structures built without the approval and consent of the Building Authority;
 - (v) proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display, a circus, a lecture or story-telling, an exhibition of any one or more of the following, namely, pictures, photographs, books, manuscripts or other documents or other things, a sporting exhibition or contest, a bazaar, a dance party or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
 - (vi) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/ operation, the applicant should arrange disposal properly at their own expenses;
- (k) to note the comments of the Chief Building Surveyor/New Territories West, BD that:
- (i) it is noted that three structures are 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 the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBWs) under the Building Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) emergency vehicular access shall be provided for all the buildings to be erected on the Site in accordance with Regulation 41D of the Building (Planning) Regulations (B(P)R);
 - (iii) the Site abuts on a specified street (Kam Sheung Road) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at building plan submission stage;

- (iv) if the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;
- (v) 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 UBWs on the Site under 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.

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年04月10日星期五 3:12
收件者: tpbpd/PLAND
主旨: A/YL-SK/452 DD 114 Shek Kong
類別: Internet Email

Dear TPB Members,

406 approved 20 June 2025. It appears that conditions were not fulfilled.

So back with a fresh application. It appears that the operator did not take the implementation of conditions seriously:

*"Should the Current Application be approved, the **Applicant is willing to submit** a detailed drainage proposal together with a thorough investigation of the existing drainage system"*
*"The Applicant is well noted that fire safety consideration should be taken into once the applied use is approved by the Board. In this case, the **Applicant is prepared to submit and implement** relevant fire services installation proposal"*

In view of the shocking revelations of the irregularities and lax supervision of conditions currently being revealed during the investigation into the Wang Fuk fire disaster, the community no longer accepts such a casual attitude to issues of public safety.

Any approval should at most be for one year and the business shut down if conditions not fully complied with in that time.

Mary Muvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 7 February 2025 4:27 AM HKT
Subject: A/YL-SK/406 DD 114 Shek Kong

A/YL-SK/406

Lots 803 (Part), 804 (Part) and 851 RP in D.D. 114 and adjoining Government Land, Shek Kong

Site area: About 3,295sq.m Includes Government Land of about 278sq.m

Zoning: "Res (Group D)"

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Applied use: Vehicle Assembling and Conversion Centre (Lorry Crane) with Ancillary Maintenance Workshop and Office / 7 Vehicle Parking

Dear TPB Members,

As the application is to regularize an existing operation, one has to question why now an application.

The site includes Government Land that should have subject to STT but it appears that the operator has been given a free lunch for many years.

Members have a duty to question why it has taken so long to address this issue. Vehicle assembly is an operation that can cause considerable negative impact. Take drainage for example. According to the details provided the site is connected with the public system. However, that does not address the issue of the discharge of pollutants that should be treated at source before being discharged.

Then there is the issue of Fire Services. Welding for sure is part of the operation. How come there has been no inspection to ensure that the interests of the community with regard to fire hazard have been addressed.

The applicant's statement underlines the reality that no provisions have been made until now.

Applications like this if they are to be approved should be for initially a term of one year only to ensure timely action with regard to the conditions.

Mary Mulvihill