

**Similar s.16 Applications within the same “V” Zone
on the OZP in the Vicinity of the Application Site (the Site) in the Past 5 Years**

Approved Applications

Application No.	Use(s)/Development(s)	Date of Consideration (Rural and New Town Planning Committee (RNTPC))
A/YL-SK/405	Temporary Shop and Services (Solar Power System Shop) for a Period of 5 Years and Associated Filling of Land	28.2.2025
A/YL-SK/409	Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land	28.3.2025
A/YL-SK/411	Proposed Temporary Shop and Services and Public Vehicle Park (excluding Container Vehicle) and Associated Filling of Land for a Period of 5 Years	11.4.2025

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

- no 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 (HyD):

- 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;
- no adverse comment on the submitted drainage proposal provided that all existing drains/watercourse should be maintained and the overland flow from adjacent land should not be affected;
- should the application be approved, conditions should be stipulated requiring the applicant to implement and maintain the agreed drainage facilities and to submit records of the existing drainage facilities at the application site (the Site) to his satisfaction or 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 the fire service installations (FSIs) being provided to his satisfaction; and
- advisory comments are in **Appendix IV**.

4. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- based on the applicant's submission, the proposed use would not generate traffic of heavy

vehicles and involve dusty operation;

- there was no environmental complaint concerning the Site received in the past three years; and
- advisory comments are in **Appendix IV**.

5. Landscape

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

- the Site falls within “Village Type Development” zone, which is non-landscape sensitive zoning; and
- no significant landscape impact arising from the proposed development 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 in **Appendix IV**.

7. 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.

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

Recommended Advisory Clauses

- (a) the permission is given to the use and/or structures under application. It does not condone any other use(s) and/or structure(s) which currently occur on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such use(s) and/or remove such structure(s) not covered by the permission;
- (b) to resolve any land issues relating to the proposed use with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that the lot owner(s)/applicant shall either (i) remove the unauthorised structure(s) not covered by the subject planning application immediately; or (ii) include the unauthorised structure(s) in the subject planning application for the further consideration by the relevant departments and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to his office for an Short Term Waiver (STW) to permit the structure(s) erected. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it 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 to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner(s)/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future;
- (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 proposed access arrangement of the Site should be commented and approved by TD;
 - (ii) HyD shall not be responsible for the maintenance of the proposed access connecting the Site and Kam Sheung Road, including the local track; and

- (iii) 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 (DEP) 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 proposed use; and
 - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
- (i) the detailed comments on the application previously provided to the applicant shall be taken into account in the implementation of the accepted drainage proposal;
 - (ii) the proposed use should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.;
 - (iii) the applicant should consult DLO/YL, LandsD and seek consent from relevant lot owners for any works to be carried out outside his lot boundary before commencement of the drainage works; and
 - (iv) 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;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
- (i) the applicant shall submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and

- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) it is noted that 10 structures and associated filling of land 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 (UBW) 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) 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 building plan submission stage.

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

參考編號
Reference Number: 251012-190540-20918

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

提交日期及時間
Date and time of submission: 12/10/2025 19:05:40

有關的規劃申請編號
The application no. to which the comment relates: A/YL-SK/435

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 郭駿安

意見詳情
Details of the Comment :

本人是新界元朗八鄉蓮花地居民，就上述標題申請作出強烈和堅決的反對。因有關申請地段對八鄉蓮花地的居民和周圍環境有極之嚴重的影響！

在環境方面，申請地點位於錦上華巒旁邊，鄰近亦有狗隻訓練學院及大量適合耕種的農地，及申請地點周圍的設施並不完善，例如污水系統、排水系統、消防設備、車道闊度、燈光明照系統等。由此可見，此申請必定破壞本村的生態自然環境，進一步快速減少香港擁有的自然環境，周邊農地亦因污水系統及排水系統不完善而受到污水污染。而且，單程路面積狹窄，不可能讓5.5噸貨車及大型車輛進入，從而申請中提及放置貨櫃並不可能，如強行進入必定破壞單程路兩旁的建築物，造成更多對環境的破壞。

在社會及文化方面，此申請出入是單靠單程路進出，如批准申請，必引入更大量車輛進出單程路，從而阻礙本村村民進出，以及提高了危險交通意外發生的機率，增加了村民進出時人身安全的風險。而且，申請地點較為偏僻，汽車陳列室並無法發揮最佳作用，提供最佳服務給蓮花地和周邊屋苑居民。因此，申請地點用作汽車陳列室只會浪費土地資源。

在經濟方面，此申請所提供的就業機會並不多，大約只需要二至三名文員。由此可見，此申請並不能改善地區經濟和居民的生活質素。因此，此申請只會誤用土地資源，浪費地區土地資源。

本人懇請城市規劃委員會重視八鄉蓮花地居民的意見，考慮接納訴求，否決上述標題申請，造福八鄉錦上路一帶居民！

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年10月29日星期三 3:41
收件者: tpbpd/PLAND
主旨: A/YL-SK/435 DD 112 Lin Fa Tei
類別: Internet Email

A/YL-SK/435

Lots 377 (Part), 378 (Part), 380 (Part), 387 (Part), 388 (Part) in D.D. 112, Lin Fa Tei, Pat Heung

Site area: About 1,085.22sq.m

Zoning: "VTD"

Applied use: Motor-vehicle Showroom/ Vehicle Parking / **Filling of Land**

Dear TPB Members,

The justification cannot be copied to translate but Google Maps show that this is an existing business. So how come it has been allowed to operate for so long without securing the requisite approval? Has any enforcement action been taken?

The lots are adjacent to many residences. A motor vehicle showroom means drivers not familiar with local roads taking the cars out for a trial run. This could pose risks to the local community using the narrow rural roads.

Members should question if the operation is compatible with the village environment.

Mary Mulvihill