

**Previous Applications covering the Application Site**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1	A/YL-TYST/974	Proposed Temporary Shop and Services (Convenience Stores) for a Period of 3 Years	16.8.2019 [revoked on 16.11.2021]
2	A/YL-TYST/1134	Proposed Temporary Shop and Services for a Period of 3 Years	28.1.2022 [revoked on 28.7.2023]
3	A/YL-TYST/1249	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	15.3.2024 [revoked on 6.6.2025]

**Similar Applications within the same “V” Zone in the past 5 years**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1	A/YL-TYST/1161	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	29.7.2022
2	A/YL-TYST/1222	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) and Shop and Services for a Period of 3 Years	28.7.2023 [revoked on 28.1.2025]
3	A/YL-TYST/1228	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Car and Light Goods Vehicle and Shop and Services (Real Estate Agency) for a Period of 3 Years	11.8.2023
4	A/YL-TYST/1271	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years and Excavation of Land	2.8.2024
5	A/YL-TYST/1289	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	20.12.2024
6	A/YL-TYST/1307	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	11.4.2025
7	A/YL-TYST/1319	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles with Ancillary Facilities for a Period of 5 Years	1.8.2025

**Government Bureau/Departments' General Comments**

**1. Electric Vehicle Charging**

Comments of the Secretary for Environment and Ecology:

- it is noted that 33 parking space for private cars, and six electric vehicle (EV) chargers (with maximum output power of 90kW) will be provided; and
- to echo with the latest version of Chapter 8 of Hong Kong Planning Standard and Guidelines (HKPSG) about EV charging facilities and to support the Government's policies in promoting the wider adoption of EVs, the applicant is suggested to comply with the relevant requirement of HKPSG, i.e., EV chargers with output power of not less than 7kW should be installed in all parking spaces for private cars, light goods vehicles and motorcycles of the application site (the Site).

**2. Land Administration**

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application;
- the Site comprises Old Schedule Agricultural Lot 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
- there is no Small House application approved or under processing within the Site.

**3. Traffic**

(a) Comments of the Commissioner for Transport (C for T):

No comment from traffic engineering perspective.

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

No comment from highways maintenance point of view.

**4. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no in-principle objection to the application from a drainage point of view provided that all existing drains/watercourse should be maintained and the overland flow from adjacent lands should not be affected;

- should the application be approved by the Town Planning Board (the Board), approval conditions requiring the submission, implementation and maintenance of a revised drainage proposal to the satisfaction of the Director of Drainage Services or of the Board should be stipulated; and
- the applicant should note his advisory comments on the submitted drainage proposal at **Appendix V**.

## 5. **Fire Safety**

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

- no in-principle objection to the application subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and
- the applicant should note his advisory comments at **Appendix V**.

## 6. **Building Matters**

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

- no objection to the application; and
- it is noted that seven 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 should be obtained, otherwise they are unauthorized building works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

## 7. **District Officer's Comments**

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

His office did not receive any feedback from locals.

## 8. **Other Departments**

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

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Director of Electrical and Mechanical Services (DEMS); and
- Commissioner of Police (C of P).

**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 Secretary for Environment and Ecology that:

(i) the Government announced the Green Transformation Roadmap of Public Buses and Taxis in December 2024, including measures to realise the target of introducing about 3,000 electric taxis by end-2027. A comprehensive fast charging network is needed to effectively support the operations of electric taxis and achieve the aforesaid target. In addition, the Government announced the Updated Version of the Hong Kong Roadmap on Popularisation of Electric Vehicles (EVs) in February 2026, which states that the Government will leverage market forces in the future to build a public charging network with fast chargers as the backbone. In this connection, we recommend that the applicant consider installing some fast chargers with a rated output power of 100kW or higher at the subject site and open up a certain number of charging spaces for electric commercial vehicles for use, e.g. electric taxis, electric light goods vehicles;

(ii) the applicant is also suggested to consider arranging some of the chargers to also be compatible with Guobiao charging standard to support southbound vehicles;

(iii) it is recommended that the applicant provide charger information, including the real-time availability data of each charger, through the government-designated mobile applications such as “HKeMobility” of the Transport Department. For any queries, please contact the Environmental Protection Department’s EV Hotline at 3757-6222 or email to [ev@epd.gov.hk](mailto:ev@epd.gov.hk);

(iv) for the coach parking spaces, please note the following:

To cater for charging of EVs, all parking spaces, including those for private cars, motorcycles, goods vehicles, light buses and coaches, of new developments are encouraged to be EV charging-enabling with reservation of adequate space for installation of EV chargers and associated fixed electrical installations. The detailed technical requirements are specified in the “Technical Guidelines for EV Charging-enabling for Car Parks of New Building Developments”, in particular Appendix 1, which stipulates the required output power of EV charger for light buses, coaches, medium and heavy goods vehicles, among other vehicle classes, issued by the Environment and Ecology Bureau\*.

\*Technical Guidelines for EV Charging-enabling for Car Parks of New Building Developments:

[https://www.epd.gov.hk/epd/sites/default/files/epd/english/environmentinhk/air/prob\\_solutions/files/guidelines\\_on\\_enabling\\_eng.pdf](https://www.epd.gov.hk/epd/sites/default/files/epd/english/environmentinhk/air/prob_solutions/files/guidelines_on_enabling_eng.pdf)

(c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lots. 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 by his department. 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 (C for T) that:
- (i) consent of the owners/managing departments of the local track and footpath should be obtained for using it as the access to the Site; and
  - (ii) sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- (i) his department shall not be responsible for the maintenance of any access connecting the Site and Shan Ha Road; and
  - (ii) adequate drainage measures should 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 relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise any potential environmental nuisances on the surrounding area;
  - (ii) appropriate pollution control measures outlined in the Professional Persons Environmental Consultative Committee (ProPECC) Practice Notes 2/24 ‘Construction Site Drainage’ should be implemented to minimise any potential environmental impacts on nearby water bodies during the construction of the project; and
  - (iii) licensed collectors should be arranged to collect and dispose the sewage and waste from the proposed use;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval;
  - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of proposed FSIs to be installed should be clearly marked on the layout plans; and
  - (iii) if the proposed structures are 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;
- (h) to note the general comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) regarding the drainage proposal submitted by the applicant, the applicant is advised that:
    - i. drawing No. D01-1 — It seems that the connection details at SIHI001328 is not consistent with the actual site situation (i.e. paved ground) as shown in Photo 5, please review the details and provide further site photo at this area;
    - ii. drawing No. D01-1 — Please indicate the drain type (i.e. (a) or (b)) on the layout

plan;

- iii. the development should neither obstruct overland flow and nor adversely existing natural streams, village drains, ditches and the adjacent areas, etc;
  - iv. the applicant should resolve any conflict/disagreement with relevant lot owner(s) and seek from DLO/YL, LandsD for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government Land, where required outside the Site; and
  - v. the applicant should submit form HBP1 to this Division for application of technical audit for any proposed connection to DSD's drainage facilities; and
- (ii) all existing drains/watercourse should be maintained and the overland flow from adjacent lands should not be affected, 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, please submit technical assessment(s) in other aspect(s) and seek comment from relevant departments as necessary;
- (i) 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 structures is erected on leased land without the approval of the Building Authority, they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the captioned application;
  - (iv) for UBW erected on leased land, enforcement action may be taken by the 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 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; and
- (j) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line 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 or overhead line within 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.

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tpbpd/PLAND

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寄件者: [REDACTED]  
寄件日期: 2026年05月12日星期二 1:10  
收件者: tpbpd/PLAND  
主旨: A/YL-TYST/1352 DD 121 Shan Ha Tsuen  
類別: Internet Email

A/YL-TYST/1352

Lot 1562 RP (Part) in D.D. 121, Shan Ha Tsuen, Yuen Long

Site area: About 2,708sq.m

Zoning: "VTD"

Applied Use: 33 Vehicle / 7 Coach Parking

Dear TPB embers,

1249 approved 15 Mar 2024 despite the dodgy issues, like 50sq.m per vehicle. No surprise that it was revoked 6 May 2025 because, as Joe Public pointed out, the site was being used to park large vehicles.

*"(a) no medium or heavy goods vehicles, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the site, as proposed by the applicant, at any time during the planning approval period;"*

Solution, back with a larger site and the inclusion of 7 coach parking.

This is a village setting, narrow roads, the presence of large vehicles can pose safety issues for pedestrians and particularly for children and the elderly.

Members, if PlanD does not provide aerial images check Google Maps. Your priority is to the safety and security of the community not the commercial interests of the applicant.

Also no mention of EV charging, this should be a must for parking lots of this size.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Wednesday, 3 January 2024 3:17 AM HKT  
**Subject:** A/YL-TYST/1249 DD 121 Shan Ha Tsuen

A/YL-TYST/1249

Lot 1562 RP (Part) in D.D. 121, Shan Ha Tsuen, Yuen Long

Site area: About 1,797sq.m

Zoning: "VTD"

Applied Use: 34 Vehicle Parking

Dear TPB Members,

837 and 885 were withdrawn. They were followed by applications for part of the site for use as Convenience store, 974 Revoked and 1134 failed to fulfil conditions.

The site appears to be used for heavy vehicle parking and open storage.

Members should request aerial images to determine the actual operation.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Thursday, 7 February 2019 1:15 AM HKT  
**Subject:** Re: A/YL-TYST/885 DD 121 Shan Ha Tsuen

Dear TPB Members,

The objective of this application, now almost one year old, appears to be to draw out the process while the unapproved use, including parking for very long vehicles as can be seen on Google Maps, continues to operate.

How much longer will members tolerate abuse of process?

Mary Mulvihill

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**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>

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**Sent:** Wednesday, March 21, 2018 2:23:46 AM

**Subject:** A/YL-TYST/885 DD 121 Shan Ha Tsuen

A/YL-TYST/885

Lot 1562 RP (Part) in D.D. 121, Shan Ha Tsuen, Yuen Long

Site area : About 1,746m<sup>2</sup>

Zoning : "VTD"

Applied Use : 30 Vehicle Parking

Dear TPB Members,

It is time to review this most inefficient form of land use, or abuse being a better term. Now that humans are forced to live in nano flats it is no longer tolerable that hundreds of hectares of land be devoted to parking vehicles. In this case 50sqmts per vehicle, twice time the size of many residential units on the market. How about providing temporary container homes on the site?

The development that appears to be an ongoing unapproved brownfield use, is not in line with the planning intention of 'VTD' zone, to provide residential units or "Agriculture". There is no strong planning justification in the submission to merit a departure from the planning intentions, even on a temporary basis.

Parking facilities should be accommodated in high rise buildings, underground or in stacked facilities, see attached. The villagers own 2,100 sqft homes. If they want to keep a car then they should convert a portion of the ground floor of their spacious residences into a car port. This is common practice all over the world and private residential compounds in NT include a car port or two on ground floor of each unit. Moreover utilization of stacked facilities would free up a lot of village land for community use such as football pitches and basketball courts, amenities sadly lacking all over NT.

Approval of the application, even on a temporary basis, would set an undesirable precedent for similar uses. The cumulative impact of approving such applications would result in a general degradation of the environment of the area.

Mary Mulvihill

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**From:** [REDACTED]

**To:** tpbpd <tpbpd@pland.gov.hk>

**Date:** Wednesday, 26 April 2017 1:58 AM HKT

**Subject:** A/YL-TYST/837 Shan Ha Tsuen

A/YL-TYST/837

Lot 1562 RP (Part) in D.D. 121, Shan Ha Tsuen, Yuen Long

Site area : About 3,210 m<sup>2</sup>

Zoning : "VTD"

Applied Use : Public 54 Vehicle Park

Dear TPB Members,

It is not clear if this applicant is to legitimize an existing illegal current usage.

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Apart from being an inappropriate use of land zoned for residential, these car parks are a most inefficient land use and should not be encouraged.

Car parking should be accommodated underground or in purpose built high rise facilities with industrial lifts and other amenities. As for village residents, their 2,100sqft homes can easily accommodate parking on the ground floor, as is common practice all over the world.

Approval would set an undesirable precedent of inappropriate land use and the creation of brownfield sites for what are often shady activities.

Mary Mulvihill