

Previous s.16 Application covering the Application Site

Approved Application

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-LFS/354	Proposed Temporary Place of Recreation, Sports or Culture for a period of 3 years and Land Filling	R(D)	17.1.2020 (Revoked on 17.10.2021)

Government Bureau/Departments' General Comments

1. Land Administration

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

- (a) He has no adverse comment on the application.
- (b) The applicant should note his advisory comments at **Appendix IV**.

2. Traffic

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

- (a) He has no objection to the application from highway maintenance perspective.
- (b) The local access from Deep Bay Road to the application site (the Site) is not maintained by HyD.
- (c) The applicant should note the advisory comments at **Appendix IV**.

3. Electric Vehicle Charging

Comments of the Secretary for Environment and Ecology (SEE):

- (a) It is noted that there will be 26 private car (PC) parking spaces, 6 light goods vehicle parking spaces and 6 school private light bus parking spaces, with EV charging provision for 16 out of 26 PC parking spaces, which could provide at least 7kW-11kW rated power to the 16 PC parking spaces simultaneously.
- (b) The applicant should note his advisory comments at **Appendix IV**.

4. Landscape

Comments of the Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) She has no objection to the planning application from landscape planning perspective.
- (b) According to the aerial photo in 2025, the Site was situated in an area of rural coastal plain landscape characterised by temporary structures and tree clusters.
- (c) With reference to the site photos in 2026, the Site was largely covered with overgrowns and tree clusters. No distinctive landscape resources or mature trees were observed within the Site.
- (d) According to the Landscape Proposal in **Drawing A-4**, 68 existing trees (undesirable species

leucaena leucocephala) were proposed to be felled. The applicant proposes to plant 10 new trees at the northern boundary of the Site to mitigate the potential landscape impact.

- (e) In view of the above, no significant adverse landscape impact arising from the proposed use is anticipated.

5. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the planning application from environmental planning perspective.
- (b) Although there are residential dwellings located within 100m from the boundary of the Site, it is noted that the proposed use would not generate traffic of heavy vehicles nor involve dusty operation.
- (c) There is no substantiated environmental complaint pertaining to the Site in the past three years.
- (d) The applicant should note the advisory comments at **Appendix IV**.

6. Drainage

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

- (a) He has no objection in principle to the application from drainage point of view.
- (b) 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 should be required to submit technical assessment(s) in other aspect(s) and seek comment from relevant departments as necessary.
- (c) Should the Town Planning Board consider that the application is acceptable from the planning point of view, approval conditions should be stipulated requiring the applicant to submit, to implement and maintain the proposed drainage facilities to his satisfaction.
- (d) The applicant should note the advisory comments at **Appendix IV**.

7. Fire Safety

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

- (a) He has no objection in principle to the proposal subject to fire service installations being provided to his satisfaction.
- (b) The applicant should note the advisory comments at **Appendix IV**.

8. **Project Interface**

Comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD):

- (a) The Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) “Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas - Investigation”, which is the Investigation Study and jointly commissioned by the Planning Department and CEDD. The implementation and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change.
- (b) If the planning permission is granted, notwithstanding its validity period, the applicant should note the advisory comments detailed in **Appendix IV**.

9. **District Officer’s Comments**

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

His office has not received any feedback from locals.

10. **Other Bureau/Departments’ Comments**

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

- (a) Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office, Development Bureau (CHE/AMO, DEVB);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Chief Engineer/Land Works, CEDD (CE/LW, CEDD);
- (d) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (e) Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD);
- (f) Commissioner of Police (C of P);
- (g) Director of Agriculture, Fisheries and Conservation (DAFC); and
- (h) Director of Electrical and Mechanical Services (DEMS).

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 3000 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 this connection, the applicant is recommended to 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 suggested to consider arranging some of the chargers to also be compatible with Guobiao charging standard to support southbound vehicles;
 - (iii) the applicant is recommended to 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;
 - (iv) to cater for charging of Electric Vehicles (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 of Appendix 1 of the document, 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; and
 - (v) to echo with the latest version of Ch.8 of Hong Kong Planning Standards 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 Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- (i) the Site comprises New Grant Agricultural Lot 588 in D.D.128 under Tai Po New Grant No. 2645 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 his office for Short Term Waiver(s) (STW(s)) to permit the structure(s) erected within the private lot. The application for STWs

will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The application, 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 the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;

- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The local access from Deep Bay Road to the Site is not maintained by HyD and HyD will not take up the maintenance responsibility of the access;
- (e) to note the comments of the Commissioner for Transport that sufficient manoeuvring spaces shall be provided within the Site or its adjacent area and no vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (f) to note the comments of the Director of Environmental Protection that the applicant is advised:
 - (i) to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”;
 - (ii) to follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs). If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including completion of percolation test and certification by Authorized Person;
 - (iii) to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - (iv) to meet the statutory requirements under relevant environmental legislation;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
 - (i) 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 should be required to submit technical assessment(s) in other aspect(s) and seek comment from relevant departments as necessary;
 - (ii) the applicant should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site;
 - (iii) sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected;

- (iv) any existing flow path affected should be re-provided;
 - (v) the applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas;
 - (vi) the applicant is reminded that their drainage facilities shall be properly designed, constructed and maintained in good condition without causing adverse drainage impact to the adjacent area at all times
 - (vii) the applicant is required to rectify/modify the drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the application;
 - (viii) the applicant shall be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the drainage systems caused by their application; and
 - (ix) the cost and work of drainage as well as future maintenance responsibility shall be borne by the applicant;
- (h) to note the comments of the Director of Fire Services that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant shall submit relevant layout plans incorporated with the proposed FSIs to the Fire Services 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. 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;
- (i) to note the comments of Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that the Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) “Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai areas – Investigation”, which is the Investigation Study and jointly commissioned by the Planning Department and CEDD. The implementation and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change. The applicant should be reminded that the Site may be resumed at any time during the planning approval period for potential development project and advised not to carry out any substantial works therein;
- (j) to note the comments of the Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office, Development Bureau (CHE/AMO, DEVB) that the Site is close to the Hang Hau Tsuen Site of Archaeological Interest (**Plan A-1**). Pursuant to the Antiquities and Monuments Ordinance (Cap. 53), the applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the ordinance are discovered in the course of works. The applicant is also required to inform AMO the works schedule for AMO to conduct site inspection as and when necessary;

- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) it is noted that three 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 should be obtained, otherwise they are unauthorized building works (UBW) under the BO. 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 the 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 and are subject to the control of Part VII of the B(P)R; and
 - (vi) detailed checking under BO will be carried out at building plan submission stage;
- (l) to note the comments of the Commissioner of Police that the applicant shall ensure proper management measures to avoid the lining up of vehicle waiting for the entry to the car park, which would have impact on the smooth traffic flow; and
- (m) to note the comments of the Director of Electrical and Mechanical Services that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any underground activity, if any, near underground cable of power company should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans to find out whether there is any underground cable within and/or in the vicinity of the Site. The applicant 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. Electrical work on fixed electrical installation shall be conducted by the registered electrical contractors and the registered electrical workers with all the involved electrical work fully comply with the requirements stipulated under the Electricity Ordinance (Cap. 406) and its subsidiary regulations.

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年10月28日星期二 2:44
收件者: tpbpd/PLAND
主旨: A/YL-LFS/573 DD 128 Lau Fau Shan
類別: Internet Email

A/YL-LFS/573

Lot 588 in D.D. 128, Lau Fau Shan

Site area: About 3,532 sq.m

Zoning: "Res (Group D)"

Applied use: 38 Public Vehicle Parking / **Filling of Land**

Dear TPB Members,

So the fake hobby farm approved 17 Jan 2020 was revoked 17 Oct 2021 for failure to fulfil drainage and fir conditions. Since then there has been no application but the brownfield use, as can be seen from images, continued and the lots filled in.

Was any enforcement action taken?

The intention of the current application would appear to be another ploy to prolong the unapproved use as there are no residences close to the 'parking lot'.

The application should be rejected.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 19 December 2019 2:31 AM HKT
Subject: Re: A/YL-LFS/338 DD 128 Lau Fau Shan

A/YL-LFS/354
Lots 588 and 594 (Part) in D.D. 128, Lau Fau Shan
Site area : About 3,954 sq.m

Urgent Return receipt Expand Group Restricted Prevent Copy

Zoning : "Res (Group D)"

Applied use : Hobby Farm / Land Filling

Dear TPB Members,

So Application for Retail was withdrawn and now we have what Applicant considers to be a more benign use on a slightly smaller footprint. However upon scrutiny it is obvious that the intention is to have some form of commercial use along the front of the site. Land Filling indicates excavation of the entire site.

It is obvious that much of the site has still got tree and green coverage so this is a "Destroy to Build" application.

Members are surely not naïve enough to fall for the greenwash reference to 'Hobby Farm'? There is also the issue of Parking??? And discharge of grey water and effluent so close to the nullah.

This Application should be rejected.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, April 11, 2019 2:45:00 AM
Subject: A/YL-LFS/338 DD 128 Lau Fau Shan

A/YL-LFS/338

Lots 588 and 594 (Part) in D.D. 128, Lau Fau Shan

Site area : About 4,810m²

Zoning : "Res (Group D)"

Applied Use : Vehicle Showroom and Vehicle Beauty Product Retail Shop / 6 Vehicle Parking

Dear TPB Members,

Strongly object to this application as it is obviously a destroy to build scheme.

Google map clearly shows that between Deep Bay Grove and the site all vegetation has been removed.

This site has considerable green cover. Res Group D planning intention is for villa style developments with a low plot ration so expectations would be that a proportion of the green cover would be retained.

Apart from the destruction of green cover there is also the health risk to local residents to be considered when their homes are located beside a large dust bowl.

This application should be rejected.

Mary Mulvihill