

Similar s.16 Applications straddling the Same “Residential (Group C)2” Zone in the Vicinity of the Application Site in the Past Five Years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/784	Proposed Temporary Shop and Services for a Period of Three Years	24.9.2021 [revoked on 24.6.2023]
2.	A/YL-KTN/942	Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of Three Years and Filling of Land	11.9.2023 [revoked on 11.6.2025]

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (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
- advisory comments are at **Appendix IV**.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective;
- the run-in/out proposal submitted by the applicant is considered acceptable; and
- advisory comments are at **Appendix IV**.

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

- no in-principle objection to the application from highways maintenance point of view;
- the run-in/out proposal submitted by the applicant is considered acceptable; and
- advisory comments are at **Appendix IV**.

3. Drainage

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

- no in-principle objection to the application from drainage point of view;
- should the application be approved, approval conditions should be stipulated requiring the submission of a drainage proposal and the implementation and maintenance of the proposed drainage facilities to the Director of Drainage Services' or the Town Planning Board's satisfaction; and
- advisory comments are at **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 cause traffic of heavy vehicle and dusty operation. According to his review, there are residential structures within 100m from the boundary of the Site;
- there was no substantiated environmental complaint received against the Site in the past three years; and
- advisory comments are at **Appendix IV**.

5. **Fire Safety**

Comments of the Director of Fire Services:

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

6. **Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation:

- as the Site has been paved, he has no comment on the application from nature conservation perspective.

7. **Landscape Aspect**

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo, the Site is situated in an area of miscellaneous rural fringe landscape character comprising residential developments, village houses, open storage sites/temporary structures, vacant land and scattered tree groups. The proposed use is not incompatible with the landscape setting in the proximity;
- with reference to the site photos, the Site is formed. Some temporary structures, vehicles parking and a few overgrown vegetation are observed within the Site. According to the applicant's submission, no tree felling will be involved;
- in view of the above, significant adverse landscape impact arising from the proposed use is not anticipated; and
- advisory comments are at **Appendix IV**.

8. Building Matters

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

- no objection to the application;
- there is no record of approval granted by the Building Authority for the existing structures at the Site; and
- advisory comments are at **Appendix IV**.

9. District Officer's Comments

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

- his office has not received any comment from the locals on the application.

10. Other Departments

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

- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department; and
- Director of Electrical and Mechanical Services.

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 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) and/or occupant(s);
- (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 Short Term Waiver(s) (STWs) to permit the structure(s) erected within the private lots covered by the application. The application for STWs will be considered by the Government in its capacity as a landlord and there is no guarantee that they 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 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. 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) HyD shall not be responsible for the maintenance of the proposed access connecting the Site and Kam Tai Road, including any local tracks;
 - (ii) the applicant shall ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement;
 - (iii) for implementing the run-in/out, the applicant shall obtain an Excavation Permit (XP) prior to the commencement of any excavation works on public roads, if any. Should excavation works on public roads be required, an XP should be obtained from his office before the commencement of such works. If excavation works on unallocated Government land is required, an XP shall be obtained directly from DLO/YL, LandsD;
 - (iv) for future site coordination and inspection matters, the applicant shall contact his

office's inspector (DIOW/YL(E)) at 2473 3166 prior to the implementation of the proposed run-in/out; and

- (v) 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 Chief Engineer/Mainland North, Drainage Services Department that:
 - (i) the applicant shall demonstrate in the drainage proposal that the proposed works will not obstruct overland flow nor cause any adverse drainage impact to the adjacent areas;
 - (ii) the applicant shall be liable for any adverse drainage impact due to the proposed works; and
 - (iii) to encourage a higher quality submission and avoid rounds of comments, thereby shortening the processing time, the applicant shall complete the checklist previously provided in preparing the drainage proposal and include the checklist in the submission. Otherwise, a longer processing time may be required;
- (g) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall follow the revised '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 ProPECCPN 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;
- (h) to note the comments of the Director of Fire Services 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;
- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Application for any tree works should be submitted

to relevant departments for approval; and

- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) it is noted that two 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 unauthorized building works (UBW) under BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with 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 a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage;
 - (iv) if the existing structures are erected on leased land without the approval of BA, they are UBW under BO and should not be designated for any proposed use under the captioned application;
 - (v) 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 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 B(P)R; and
 - (vii) detailed checking under the BO will be carried out at building plan submission stage.

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有關的規劃申請編號 The application no. to which the comment relates

A / YL – KTN / 1215

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Details of the Comment (use separate sheet if necessary)

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[提意見人] 姓名 / 名稱 Name of person / company making this comment 吳俊品

簽署 Signature 3 日期 Date 31-3-2026

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[提意見人] 姓名 / 名稱 Name of person / company making this comment ALB YAU KAN

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[提意見人] 姓名 / 名稱 Name of person / company making this comment Ng Yau Heung

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[提意見人] 姓名 / 名稱 Name of person / company making this comment

吳俊賢

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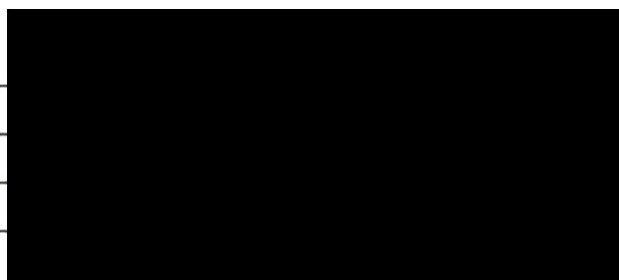
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[提意見人] 姓名 / 名稱 Name of person / company making this comment

吳承軒

簽署 Signature

軒

日期 Date

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[提意見人] 姓名 / 名稱 Name of person / company making this comment

陳育亨

簽署 Signature

✍

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[提意見人] 姓名 / 名稱 Name of person / company making this comment Ms Yau Chai P

簽署 Signature [Signature] 日期 Date 31-3-26

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1. 該地盤太接近民居房屋
2. 大量車輛停泊，一旦發生火警，危害居民生命及財產
3. 地盤沒有提供排水道設施，會導致週邊地區水患
4. 地盤內會引致積水，造成環境衛生問題
5. 車輛產生廢氣，造成環境污染，影響鄰近居民生活
6. 加重鄉村道路 (錦泰路) 交通負荷
7. 車輛產生的噪音，影響鄰近居民生活



[提意見人] 姓名 / 名稱 Name of person / company making this comment

簽署 Signature

日期 Date

(這部分不會公開與公眾查閱)

(This part will not be made available for public inspection)

通訊地址：Postal Address

電話號碼：Tel No.

傳真號碼 Fax No.

電郵地址 E-mail address

致城市規劃委員會秘書：

專人送遞或郵遞：香港 北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A / YL – KTN / 1215

意見詳情 (如果需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

強烈反對上述有關規劃申請 (該地點已停泊 約 20 部重型車輛，違反城市規劃條例) 原因如下：

1. 該地點毗連是大量民居
2. 沒有排水設施，會造成周邊地區水患
3. 在沒有防火設施下，大量停泊重型車輛，一旦發生火警，會危害居民生命財產
4. 雨季時，場內會大量積水，會引致蚊患及污水，影響環境衛生
5. 車輛產生廢氣，造成周邊環境污染
6. 車輛會造成噪音，影響居民生活質素
7. 大量車輛使用錦泰路，造成交通負荷
8. 大量車輛停泊，會影響視覺環境



[提意見人] 姓名 / 名稱 Name of person / company making this comment NG TO MING

簽署 Signature [Signature] 日期 Date 31-03-2026

(這部分不會公開與公眾查閱)

(This part will not be made available for public inspection)

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意見詳情 (如果需要，請另頁說明)

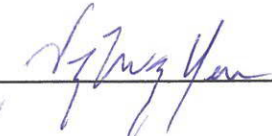
Details of the Comment (use separate sheet if necessary)

強烈反對此規劃，申請人已停泊約 20 部車輛，如夾斗車、垃圾車等，這是違例發展。此規劃影響如下：

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3. 申請發展地點太接近民居
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5. 大量車輛出入錦泰路，增加交通負荷
6. 大量車輛排出廢氣，造成空氣污染
7. 車輛會造成噪音，影響居民生活



[提意見人] 姓名 / 名稱 Name of person / company making this comment Ng Tong Yen

簽署 Signature  日期 Date 1/4/2026

(這部分不會公開與公眾查閱)

(This part will not be made available for public inspection)

通訊地址：Postal Address 

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5. 車輛產生廢氣，造成環境污染，影響鄰近居民生活
6. 加重鄉村道路 (錦泰路) 交通負荷
7. 車輛產生的噪音，影響鄰近居民生活



黃足榮

[提意見人] 姓名 / 名稱 Name of person / company making this comment

簽署 Signature 黃足榮

日期 Date 1/4/2026

(這部分不會公開與公眾查閱)

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3. 申請發展地點太接近民居
4. 沒有排水設施，會導致地盤積水，會引致蚊患及污水，影響衛生
5. 大量車輛出入錦泰路，增加交通負荷
6. 大量車輛排出廢氣，造成空氣污染
7. 車輛會造成噪音，影響居民生活



[提意見人] 姓名 / 名稱 Name of person / company making this comment

簽署 Signature

吳建輝

日期 Date

31-3-2026

(這部分不會公開與公眾查閱)

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6. 大量車輛排出廢氣，造成空氣污染
7. 車輛會造成噪音，影響居民生活



[提意見人] 姓名 / 名稱 Name of person / company making this comment Cheng Lai Fong Alice

簽署 Signature Alice 日期 Date 31-3-2026

(這部分不會公開與公眾查閱)

(This part will not be made available for public inspection)

通訊地址：Postal Address [REDACTED]

電話號碼：Tel No. [REDACTED]

傳真號碼 Fax No. [REDACTED]

電郵地址 E-mail address [REDACTED]

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A / YL – KTN / 1215

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8. 大量車輛停泊，會影響視覺環境



[提意見人] 姓名 / 名稱 Name of person / company making this comment

吳國祥

簽署 Signature

Wing Cheung

日期 Date

31/3/2026

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7. 車輛會造成噪音，影響居民生活



[提意見人] 姓名 / 名稱 Name of person / company making this comment

簽署 Signature

日期 Date

31 / 3 / 2026

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6. 大量車輛排出廢氣，造成空氣污染
7. 車輛會造成噪音，影響居民生活



[提意見人] 姓名 / 名稱 Name of person / company making this comment

馮惠玲

簽署 Signature

日期 Date

31/3/26

(這部分不會公開與公眾查閱)

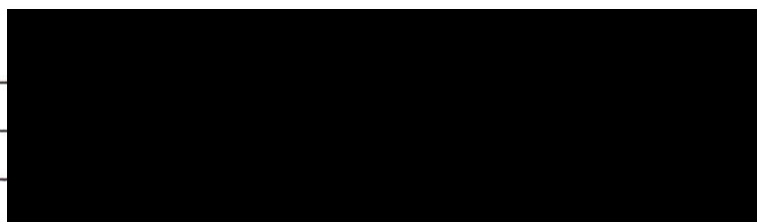
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[提意見人] 姓名 / 名稱 Name of person / company making this comment Ho KAM YING

簽署 Signature Ho Kamying 日期 Date 1.4.2026

(這部分不會公開與公眾查閱)

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[提意見人] 姓名 / 名稱 Name of person / company making this comment _____

簽署 Signature 吳河清 日期 Date 1/4/2026

(這部分不會公開與公眾查閱)

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Details of the Comment (use separate sheet if necessary)

強烈反對此規劃，申請人已停泊約 20 部車輛，如夾斗車、垃圾車等，這是違例發展。此規劃影響如下：

1. 該地盤停泊大量車輛，一旦發生火警，會影響居民生命財產
2. 該地盤是沒有安排水道設施，會引致週邊居民水浸風險
3. 申請發展地點太接近民居
4. 沒有排水設施，會導致地盤積水，會引致蚊患及污水，影響衛生
5. 大量車輛出入錦泰路，增加交通負荷
6. 大量車輛排出廢氣，造成空氣污染
7. 車輛會造成噪音，影響居民生活



[提意見人] 姓名 / 名稱 Name of person / company making this comment

吳建双

簽署 Signature

吳建双

日期 Date

31-03-2026

(這部分不會公開與公眾查閱)

(This part will not be made available for public inspection)

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