

**Similar Applications within the same “Agriculture” Zone
in the Vicinity of the Site in the Past Five Years**

Approved Applications

	Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC)
1.	A/YL-PH/973	Temporary Storage of Cleansing Products and Packaging with Ancillary Office for a Period of 3 Years and Filling of Land	24.11.2023 (Revoked on 24.8.2025)
2.	A/YL-PH/1088	Temporary Storage of Cleansing Products and Packaging with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	7.11.2025

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 Government land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contains restriction that no structures are allowed to be erected without the prior approval of the Government;
- portion of Lot 469 S.A RP in D.D. in 110 is covered by Short Term Waiver (STW) No. 1586 for purpose of “private residential”; and
- advisory comments are at **Appendix IV**.

2. Traffic

(i) Comments of the Commissioner for Transport:

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

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

- no in-principle objection to the application from highways maintenance perspective; and
- advisory comments are at **Appendix IV**.

3. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- no substantiated environmental complaint concerning the Site received in the past three years; and
- advisory comments are at **Appendix IV**.

4. **Drainage**

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

- no in-principle objection to the application from public drainage point of view;
- the submitted drainage proposal is considered acceptable;
- should the application be approved, approval conditions should be stipulated requiring the implementation and maintenance of the accepted drainage facilities to the satisfaction of the Director of Drainage Services or the Town Planning Board; 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 being provided to the satisfaction of his department; and
- advisory comments are at **Appendix IV**.

6. **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 taken in 2024, the Site is located in an area of rural inland plain landscape character comprising village houses, scattered tree groups, temporary structures, open storages and vacant lands, with Shek Kong Sidings to the west. The proposed use is not entirely incompatible with the surrounding environment;
- with reference the site photos taken in January 2026, the Site is fenced-off and largely hard-paved. It is noted that the applicant applies for regularisation of associated filling of land of the entire Site and no tree felling is involved. Significant adverse landscape impact arising from the proposed use is not anticipated; and
- advisory comments are at **Appendix IV**.

7. **Building Matters**

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

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

8. **Railway Development**

Comments of the Chief Engineer/Northern Metropolis Railways(1) and Chief Engineer/Railway Development 1-1, HyD:

- no objection to the application from Guangzhou-Shenzhen-Hong Kong Express Rail Link project viewpoint;
- the Site partially overlaps with the GLA-TYL 1331 currently allocated to the Railway Development Office of HyD and the concerned land lot in GLA-TYL 1331 would be handed over to LandsD upon the approval of the Short Term Tenancy/STW application made by the applicant; and
- advisory comments are at **Appendix IV**.

9. **District Office's Comments**

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

- no particular comment on the application and no comment received from the locals upon close of consultation.

10. **Other Departments**

The following government departments have no objection to, no adverse comment or no comment on the application:

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

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) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s);
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) according to the established practice, application for Short Term Tenancy (STT) for the purpose of access road on Government land (GL) will not be normally entertained, even if the application is approved. If an emergency vehicle access on GL is required by other parties/government departments, a non-exclusive right of way clause over GL in the Short Term Waiver (STW) application may be considered by his office; and
 - (ii) the STW holder(s) will need to apply to his office for modification of STW conditions where appropriate and the lot owner(s) shall apply to his office for a STW to permit the structure(s) erected within Lot 469 S.B RP in D.D. 110. The application(s) 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 LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) 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;

- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) Leung Shing Road is not maintained by HyD. HyD shall not be responsible for the maintenance of the proposed access connecting the Site to Kam Tin Road including Leung Shing Road; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) 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 (ProPECC PNs), in particular the 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) 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 Chief Engineer/Mainland North, Drainage Services Department that:
 - (i) the applicant should implement the drainage facilities on site in accordance with the accepted drainage proposal. All existing drains/stream course should be maintained and the overland flow from adjacent lands should not be affected;
 - (ii) the applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system;
 - (iii) the existing channel, to which the applicant proposed to discharge the stormwater from the Site was not maintained by this office. The applicant(s) shall resolve any conflict/disagreement arisen for discharging the runoff from the application site(s) to the proposed discharge point(s). In the case that it is a local village drains, the District Officer (Yuen Long) should be consulted;
 - (iv) the proposed development would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas; and

- (v) the applicant should resolve any conflict/disagreement with relevant lot owner(s) and seek permission from DLO/YL for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on GL, where required, outside the Site;
- (i) 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 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 where the proposed FSIs are 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;
- (j) 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, if any, such as pruning, transplanting, felling and compensatory/new tree planting. The applicant is reminded to seek approval of any proposed tree works from the relevant department prior to the commencement of the works;
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) it is noted that three structures and associated filling of land are involved 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 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 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 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 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 the building plan submission stage; and
- (l) to note the comments of the Chief Engineer/Northern Metropolis Railways(1) and Chief Engineer/Railway Development 1-1, HyD that the Site falls within the railway protection boundary of the Guangzhou-Shenzhen-Hong Kong Express Rail Link. With reference to the Development Bureau Technical Circular (Works) No. 1/2019 and/or BD's Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-24, the MTR Corporation Limited (MTRCL) should be consulted with respect to the operation, maintenance, safety and any future works required for the existing railway network. It is noted that Leung Shing Road works area of Northern Link Main Line project has been excluded from the boundary of the Site, and the said works area has been handed over to MTRCL in March 2026. The applicant is reminded to coordinate with MTRCL for the demarcation of site boundary.

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

參考編號
Reference Number: 260129-095713-10071

提交限期
Deadline for submission: 13/02/2026

提交日期及時間
Date and time of submission: 29/01/2026 09:57:13

有關的規劃申請編號
The application no. to which the comment relates: A/YL-PH/1104

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

意見詳情
Details of the Comment :

申請場地地盤範圍有一些政府土地的範圍，是北環線工程範圍，會影響北環線工程進行。

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年02月12日星期四 22:38
收件者: tpbpd/PLAND
主旨: A/YL-PH/1104 DD 110 Wang Toi Shan, Pat Heung
類別: csmng, Internet Email

A/YL-PH/1104

Lots 469 S.A RP (Part) and 469 S.B RP (Part) in D.D. 110, Wang Toi Shan, Pat Heung

Site area: About 888sq.m, includes Government Land of about 158sq.m

Zoning: "Agriculture"

Applied use: Storage of Construction Materials / 3 Vehicle Parking / **Filling of Land**

Dear TPB Members,

1095 withdrawn. Back with the addition of GL.

Previous objection applicable and upheld. Open storage along a water course is unacceptable as there is a strong possibility that contaminants would leach into the water during heavy rains.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Saturday, 22 November 2025 3:44 AM HKT
Subject: A/YL-PH/1095 DD 110 Pat Heung

A/YL-PH/1095

Lots 469 S.A RP (Part) and 469 S.B RP (Part) in D.D. 110, Pat Heung

Site area: About 730sq.m

Zoning: "Agriculture"

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Applied use: Storage of Construction Materials / 3 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. While the applicant states that the operation is "Compatible with the Surrounding Land Uses", this ignores the fact that the adjoining lots are currently under consultation for the operation of 'Convenience Store'.

Locating open storage close to where food items are stored and sold and members of the public congregate is not appropriate.

The two applications should be considered in tandem.

Mary Mulvihill