

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- according to desktop checking, the Site entirely comprises GL near various private lots including Lot No. 105 RP in D.D. 103, Kam Tin. The actual site area and site boundary, etc. of the Site involved will be subject to review and verification at the land application stage, if applied;
- vehicular ingress/egress of the Site as shown in the applicant's submission is proposed to be connected to a natural slope instead of the existing local track branching off from Castle Peak Road – Tam Mi. The applicant should consult relevant department including Transport Department and Highways Department (HyD) for the access arrangement. In the event that the natural slope is to be modified by the applicant, the applicant shall be responsible for the future management and maintenance of the modified slope; and
- advisory comments are at **Appendix III**.

2. Traffic

Comments of the Commissioner for Transport:

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

Comments of the Chief Highway Engineer/New Territories West, HyD:

- no in-principle objection to the application from highways maintenance point of view;
- the applicant shall be responsible for the maintenance of the proposed access connecting the Site and Castle Peak Road – Tam Mi, including any local track; and
- advisory comments are at **Appendix III**.

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 his or the Board's satisfaction;
and

- advisory comments are at **Appendix III**.

4. **Environment**

Comments of the Director of Environmental Protection:

- it is noted that the applicant has proposed a number of environmental mitigation measures to control potential environmental impacts from the proposed use. In particular, the applicant proposes to erect fencing, with height of 2.5m and made of sound-proofing materials (with surface density of not less than 10kg/m² along the eastern perimeter of the Site (**Drawing A-1**) and any gaps, holes or slits should be avoided in the fencing as far as practicable), to reduce potential noise impact to the residential structures in the vicinity of the Site. Having regard to the information provided by the applicant, he has no objection to the application from environmental planning perspective and the applicant shall fully implement the proposed mitigation measures;
- the Site does not fall within any consultation zones for potentially hazardous installations;
- there was no environmental complaint received against the Site in the past three years; and
- advisory comments are at **Appendix III**.

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 being provided to his satisfaction; and
- advisory comments are at **Appendix III**.

6. **Visual and Landscape Aspects**

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

Visual

- no adverse comment on the application from visual perspective in view of the low-rise nature of the proposed use;

Landscape

- no adverse comment on the application from landscape planning perspective;

- based on the aerial photo, the Site was situated in an area of miscellaneous urban fringe landscape character comprising residential buildings, Tsing Long Highway, Kam Tin River, open storage sites/warehouses and tree clusters. The proposed use is considered not entirely incompatible with the landscape setting in the proximity;
- with reference to the aerial photo and site photos, the Site was generally formed. Temporary structures, scattered construction materials and some vegetation and trees were found on it. According to the Planning Statement and Tree Survey of the submission, there were 61 trees of common species. Those trees will be removed as it is considered necessary for site formation and for the construction of new vehicular access. The applicant will follow the DEVB Technical Circular (Works) No. 4/2020 on Tree Preservation during the detailed design stage;
- in view of the above, significant adverse landscape impact arising from proposed use is not anticipated; and
- advisory comments are at **Appendix III**.

7. **Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation:

- no comment on the application from nature conservation perspective.

8. **Gas Safety**

Comments of the Director of Electrical and Mechanical Services:

Hydrogen and LPG Safety

- no objection in-principle to the application subject to the submission of a Quantitative Risk Assessment (QRA) and implementation of risk mitigation measures identified therein, if necessary, to his or the Board's satisfaction;
- there is a hydrogen filling station and LPG cum petrol filling station situated in the close vicinity of the Site, i.e. D.D. 103, Au Tau, Yuen Long (**Plan A-2**). It is noted from the submission that there will be substantial increase in surrounding population introduced by the proposed use. The risks posed by the hydrogen filling station and LPG cum petrol filling station shall comply with the Government's risk guidelines under Chapter 12 of the Hong Kong Planning Standards and Guidelines;

Town Gas Safety

- there is a high-pressure underground town gas transmission pipeline (running along Castle Peak Road – Tam Mi within/in the vicinity of the Site (**Plan A-2**);
- having considered the working population provided in the applicant's submission, a QRA would be required to assess the potential risks associated with the gas installation; and
- detailed advisory comments are at **Appendix III**.

9. District Officer's Comments

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

- he has no particular comment on the application.

10. Other Departments

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

- Chief Engineer/Construction, Water Supplies Department;
- Chief Building Surveyor/New Territories West, Buildings Department;
- Head of Geotechnical Engineering Office, Civil Engineering and Development Department (CEDD); and
- Project Manager (West), CEDD.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - (i) the application site (the Site) is located in the close proximity to several private lots. The applicant shall not do or permit anything to be done within the Site that may become a nuisance or annoyance to the occupants of nearby premises; and
 - (ii) the applicant shall reflect the details of the approved planning application as appropriate in the land application, if applied;
- (b) 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;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) if the proposed ingress/egress arrangement at Castle Peak Road – Tam Mi is agreed by the Transport Department, 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; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
 - (i) the applicant is required to demonstrate in the drainage proposal that the proposed works will not obstruct the 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 maintenance depot; 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;

- (e) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall properly erect and maintain the proposed fencing with height of 2.5m along the boundary of the Site. The fencing along the eastern perimeter of the application site shall be made of sound-proofing materials with surface density of not less than 10kg/m². Any gaps, holes or slits in the fencing should be avoided as far as practicable;
 - (ii) the applicant shall ensure that the entire Site is paved with concrete;
 - (iii) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - (iv) 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';
 - (v) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - (vi) the applicant shall meet the statutory requirements under relevant environmental legislation, in particular the Noise Control Ordinance (Cap. 400);
- (f) 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 any 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;
- (g) to note the comments of Chief Town Planner/Urban Design and Landscape, Planning Department that:
 - (i) the applicant shall follow the requirements as stipulated in the Development Bureau Technical Circular (Works) No. 4/2020 on "Tree Preservation" at the detailed design stage; and
 - (ii) 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
- (h) to note the comments of Director of Electrical and Mechanical Services that:
 - (i) the applicant/works contractor shall liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing and planned gas pipes/gas installations in the vicinity of the Site and any required minimum set back

distance away from them during the design and construction stages of proposed maintenance depot; and

- (ii) the applicant shall observe the requirements of the Electrical and Mechanical Services Department's Publications "Guidance Note on Quantitative Risk Assessment Study for High Pressure Town Gas Installations in Hong Kong" and "Code of Practice on Avoidance of Damage to Gas Pipes 2nd Edition" for reference.

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年08月13日星期四 1:15
收件者: tpbpd/PLAND
主旨: A/YL-KTN/1265 GL Depot DD 103 Au Tau
類別: Internet Email

Dear TPB Members,

1211 withdrawn. However the current application does not provide sufficient details. 61 trees to be felled but no pledge to provide 1:1 compensation. It is depressing to note that the tree survey has deliberately photographed the trees from most unflattering angles.

No image of the proposed facility despite the fact that this is normal practice when it comes to the development of government facilities.

Members should not approve this application as the details provided are not adequate and up to the standard one would expect for a tax payer unded project.

As previously stated, this facility is at a very visible location. The adminstration has pledged to upgrade "Res D" but there is no indication that this this facility will in any way contribute to an improvement in the appearance of the district.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 7 May 2026 12:13 AM HKT
Subject: Re: A/YL-KTN/1211 GL Depot DD 103 Au Tau

Dear TPB Members,

So now we learn the "The proposed government use (maintenance depot) is for permanent use."

So why has no data been provided with regard to green measures, tree planting, etc.

Every effort should be made to ensure that the depot is both functional and attractive in view of the prominent location.

Mary Mulvhill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 15 March 2026 4:25 AM HKT
Subject: A/YL-KTN/1211 GL Depot DD 103 Au Tau

A/YL-KTN/1211

Government Land in D.D. 103, Au Tau, Yuen Long

Site area: 3,590sq.m Revised to: 3,737 m²

Zoning "Res Group D"

Applied Use; Government Maintenance Depot / 20 Vehicle Parking

Dear TPB Members,

This is a relocation of government facility so presumably it will be in use for a number of years.

Why then no images provided to indicated what the compound will look like, this is after all a site on a prominent junction.

No mention of any landscaping, tree planting, etc.

The planning intention of the "R(D)" zone is intended primarily for **improvement and upgrading** of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings.

So how is this facility going to be an improvement on the existing brownfield use that, incidentally, does not appear to have been approved?

Mary Mulvihill