

Previous Applications Covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Development(s)/Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL/301	Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Office for a Period of 6 Years	17.8.2018
2	A/YL/328	Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Office for a Period of 6 Years	15.8.2025

Government Bureau/Departments' General Comments

1. Electric Vehicle Charging

Comments of the Secretary for Environment and Ecology:

- No adverse comment on the application from electric vehicle charging policy perspective.
- Advisory comments as detailed in **Appendix IV**.

2. Traffic

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

- No adverse comment on the application from highways maintenance perspective.
- Advisory comments as detailed in **Appendix IV**.

(b) Comments of the Chief Engineer/Railway Development 2-1, Railway Development Office, HyD (CE/RD2-1, RDO, HyD):

The Site falls within or in the vicinity of the railway protection boundary of existing Tuen Ma Line. With reference to DEVB TC(W) No. 1/2019 and/or Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-24, MTR Corporation Limited (MTRCL) should be consulted with respect to operation, maintenance, safety and any future works required for the existing railway network.

(c) Comments of the MTRCL:

- No objection to the application from railway protection viewpoint.
- All works shall comply with DEVB TC(W) No. 1/2019 and/or PNAP APP-24 whichever applicable.
- All temporary works and structures shall be capable of resisting adverse weather conditions and shall not, under any circumstances, be blown away by strong winds. The temporary works and structures shall be certified by an Independent Checking Engineer.
- Method statement and lifting plan shall be submitted for review and comment prior to the commencement of the works.

3. Drainage

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

- No in-principle objection to the application from the public drainage point of view.

- Should the application be approved, conditions should be stipulated to request the applicant to submit a revised drainage proposal and to implement and maintain the drainage facilities for the proposed use to the satisfaction of the Director of Drainage Services or of the Town Planning Board.
- Advisory comments as detailed in **Appendix IV**.

4. **Fire Safety**

Comments of the Director of Fire Services:

- No in-principle objection to the proposal subject to the fire service installations and water supplies for firefighting being provided to the Site.
- Advisory comments as detailed in **Appendix IV**.

5. **Environment**

Comments of the Director of Environmental Protection:

- No objection to the application.
- No environmental complaint concerning the Site has been received in the past three years.
- Advisory comments as detailed in **Appendix IV**.

6. **Building Matters**

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

- No objection to the application.
- Advisory comments as detailed in **Appendix IV**.

7. **Electricity Safety**

Comments of the Director of Electrical and Mechanical Services:

- No objection to the application.
- Advisory comments as detailed in **Appendix IV**.

8. **Geotechnical**

Comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department:

- No in-principle geotechnical objection to the application.

- The Site could affect or be affected by existing man-made features. Should the application be approved, conditions should be stipulated to request the applicant to submit a geotechnical planning review report and to provide the mitigation measures identified herein to the satisfaction of the Director of Civil Engineering and Development.
- Advisory comments as detailed in **Appendix IV**.

9. Open Space

Comments of the Director of Leisure and Cultural Services:

There is no plan to develop the Site into recreation or sports venue in the coming six years. He has no in-principle objection to the application on the understanding that no Leisure and Cultural Services Department's facilities or amenity area is affected.

10. District Officer's Comments

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

His office has not received any comments on the application from the village representatives in the vicinity of the Site.

11. Other Departments

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

- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department;
- Director of Agriculture, Fisheries and Conservation; and
- Commissioner of Police.

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 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, he recommends that the applicant consider installing some fast chargers with a rated output power of 100kW or higher at the 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; and
 - (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 (EPD) Electric Vehicle Hotline at 3757-6222 or email to ev@epd.gov.hk;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that if the planning application is approved, the lot owner(s) shall apply to LandsD for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot. The application for STW will be considered by LandsD in its capacity as a landlord and there is no guarantee that such application 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 uses are 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 management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
 - (ii) sufficient space should be provided within the Site for manoeuvring of vehicles; and
 - (iii) no parking, queuing and reverse movement of vehicles on public road are allowed;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways

Department (CHE/NTW, HyD) that:

- (i) HyD shall not be responsible for the maintenance of the proposed access connecting the application site and Long Yat Road, including the local tracks, if any; and
 - (ii) 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 Director of Environmental Protection that:
- (i) to comply with all environmental protection / pollution control ordinances, and to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” issued by EPD to minimise the potential environmental nuisances on the surrounding area; and
 - (ii) the Applicant is advised to implement the standard precautionary measures specified in EPD’s “Recommended Pollution Control Clauses for Construction Contract” during the construction phase;
- (g) to note the comments of the Director of Fire Services that:
- (i) the relevant layout plans should be incorporated with the proposed fire service installations (FSIs) to the Fire Services Department for approval;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (iii) 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;
- (h) to note the comments of Head of the Geotechnical Engineering Office, Civil Engineering and Development Department that:
- (i) the applicant is reminded to submit the proposed building works to the Buildings Department (BD) for approval as required under the provisions of BO; and
 - (ii) the Site is located within Schedule Area No. 2 and may be underlain by cavernous marble. Depending on the nature of foundation, if necessary, of the development at the Site, extensive geotechnical investigation may be required. Such investigation may require high level involvement of an experienced geotechnical engineer in both the design and supervision of the geotechnical works required at the Site;
- (i) to note the comments of the Chief Engineer/Mainland North of Drainage Services Department (CE/MN, DSD) 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; and

- (ii) the applicant shall be liable for any adverse drainage impact due to the proposed works;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) 60 structures are proposed the application. Before any new building works (including containers / open sheds as temporary buildings, demolition and landfilling, etc.) are to be carried out on 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) 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 application site under the BO;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings which 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
- (k) to note the comments of the Director of Electrical and Mechanical Services that:
 - (i) 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 under the mentioned document 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 and/or overhead line within and/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; and
 - (ii) electrical work on fixed electrical installation shall be conducted by the Registered Electrical Contractors (REC) and the Registered Electrical Workers (REW) with all the involved electrical work fully comply with the requirements

stipulated under the Electricity Ordinance (Cap 406) and its subsidiary regulations. Regarding charging facilities for electric vehicles and renewable energy power system, the applicant's attention is drawn to the requirements stipulated under Code 26S and 26P respectively of the Code of Practice for the Electricity (Wiring) Regulations (2025 Edition).

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年08月31日星期一 0:32
收件者: tpbpd/PLAND
主旨: A/YL/335 DD 115 Yuen Long Car Showroom Open Space
類別: Internet Email

A/YL/335
Lot 104 RP (Part) in D.D. 115 Tung Tau Tsuen, Yuen Long
Site area: 3,084m²
Zoning: "Open Space" (53%) and "VTD"
Applied Use: 68 Public Vehicle Park / Solar Farm / **6 Years**

Dear TPB Members,

328 approved 15 Aug 2025: Conditions not fulfilled. So now it a public car park proposal.

What is missing from the discourse if WHEN WILL THIS AND THE ADJOINING OS BE DEVELOPED INTO A FACILITY TO SERVE THIS VERY DENSELY POPULATED AREA?

I cannot find any Open Space, play grounds or other recreational spaces serving a very large village cluster.

It is the duty of members to question why there is no local recreational space to serve the community.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 15 June 2025 3:14 AM HKT
Subject: A/YL/328 DD 115 Yuen Long Car Showroom

A/YL/328
Lot 104 RP (Part) in D.D. 115 and Adjoining Government Land, Yuen Long (Tung Tau Tsuen)
Site area : 2,993m² Includes Government Land of about 178.6m²
Zoning : "VTD" and "Open Space"
Applied Use : Motor-vehicle Showroom / **6 Years** / 10 Vehicle Parking

Dear TPB Members,

301 Approved 9 June 2023. **Revoked 9 July 2024 FOR A CONDITION THAT SHOULD HAVE BEEN FULFILLED BY 9 SEPT 2023.**

720th RNTPC MEETING ON 09.06.2023 After deliberation, the Committee decided to approve the application on a temporary basis for a period of 6 years until 9.6.2029, on the terms of the

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application as submitted to the Town Planning Board (TPB) and subject to the following conditions :
“(a) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.9.2023;

Clearly the health and safety of the community are low priority. Other conditions were not fulfilled either but with a shocking 6-year approval timeline, the applicant was allowed plenty of time to procrastinate.

Table 1 – Details of Compliance with Approval Conditions of the Previous Application
Approval Conditions of Application No. A/YL/301 Date of Compliance

(a)

The submission of a condition record of the existing drainage facilities on the site

Not complied with

(c)

The submission of a revised fire service installations (FSIs) proposal 19/10/2023

(d) The implementation of the revised FSIs proposal **Not complied with**

So back with a reduced footprint and some sob stories about why conditions are still not being fulfilled.

If PlanD recommends and streamlines and members rubber stamp approval for a further 6 years, the community will be in doubt that both parties are negligent in implementing the mandate to “promote the health, safety, convenience, and general welfare of the community.”

Mary Mulvihill

From: [REDACTED]

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

Date: Tuesday, 16 May 2023 2:26 AM HKT

Subject: A/YL/301 DD 115 Yuen Long Car Showroom

Dear TPB Members,

Back in 2018: As regard the portion of the site falling within the “Open Space” zone, **the Director of Leisure and Cultural Services advised that there was no implementation programme to develop the site into public open space at present.**

Members should request information with regard to plans to develop the OS. This is a very densely populated district that appears to have very limited open air recreational facilities.

In view of the lessons that should be learned from the Covid years, it is essential that every district have adequate open space so that local residents have space to exercise and take part in active recreational pastimes. The only basketball courts are those attached to schools, indicating restricted or no access to local residents.

A 6-year approval would encourage further procrastination on the part of LCSD in developing essential services under HKPSG to serve the district.

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Mary Mulvihill

From: [REDACTED]

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

Date: Sunday, 22 July 2018 2:14 AM CST

Subject: A/YL/247 DD 115 Yuen Long Car Showroom

A/YL/247

Lot 104 RP (Part) in D.D. 115 and Adjoining Government Land, Yuen Long

Site area : 3,200.2m² Includes Government Land of about 178.6m²

Zoning : "VTD" and "Open Space"

Applied Use : Motor-vehicle Showroom / **6 Years** / 10 Vehicle Parking

Dear TPB Members,

This application appears to be to legitimize and ongoing unapproved land use. The intended use appears to be a mixture of storage and parking.

Both are inappropriate for the intended purpose of residential units and recreational OS use. There are many homes in the area but a notable lack of community facilities.

There is no mention of how many trees to be felled on the OS.

Moreover the application is for 6 years. It is unacceptable that land zoned for housing be used for commercial purposes while we are told that there is a severe shortage of land for housing. The site could be used for mobile homes or temporary housing.

Mary Mulvihill