

Government Bureau/Departments' General Comments

1. Traffic

- (i) Comments of the Commissioner for Transport (C for T):
 - (a) She has no adverse comment on the application from traffic engineering perspective.
 - (b) The applicant should note her advisory comments at **Appendix III**.
- (ii) 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 applicant should note his advisory comments at **Appendix III**.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the application from environmental planning perspective, since the applied use would not generate traffic of heavy vehicles nor involve dusty operation while only temporary structures are present within 100m from the boundary of the application site (the Site).
- (b) There is no substantiated environmental complaint pertaining to the Site in the past three years.
- (c) The applicant should note his advisory comments at **Appendix III**.

3. Drainage

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

- (a) She has no objection in principle to the application from drainage point of view.
- (b) Should the Town Planning Board (the Board) consider the application acceptable from the planning point of view, approval conditions should be stipulated requiring the applicant to (i) submit a drainage proposal and (ii) implement and maintain the proposed drainage facilities to the satisfaction of the Director of Drainage Services or of the Board.
- (c) The applicant should note her advisory comments at **Appendix III**.

4. Landscaping

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

(CTP/UD&L, PlanD):

- (a) She has no adverse comment on the application from landscape planning perspective.
- (b) Based on the aerial photo taken in 2025, the Site was situated in an area of rural coastal plain landscape character comprising tree clusters and temporary structures. The Site falls within an area zoned “Agriculture”. The applied use is considered not entirely incompatible with the landscape character of the area.
- (c) With reference to the above aerial photo and site photos taken in September 2026, the Site was formed. Some temporary structures and overgrowns were observed within the Site. No distinctive landscape resources were observed within the Site. According to the Application Form, no tree felling will be involved.
- (d) In view of the above, significant adverse landscape impact arising from the applied use is not anticipated.

5. **Fire Safety**

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

- (a) He has no objection in principle to the application subject to fire service installations and water supplies for firefighting being provided to his satisfaction.
- (b) The applicant should note his advisory comments at **Appendix III**.

6. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) He has no objection to the application.
- (b) As there is no record of approval granted by the Building Authority (BA) for the existing structure at the Site, he is not in a position to offer comments on its suitability for the applied use in the application.
- (c) 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 BA should be obtained, otherwise they are unauthorized building works under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (d) The applicant should note his advisory comments at **Appendix III**.

7. **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 PlanD and CEDD.
- (b) The applicant should note his advisory comments at **Appendix III**.

8. District Officer’s Comments

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

His office has not received any comment from the locals.

9. Other Departments’ Comments

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

- (a) Head of Geotechnical Engineering Office (H(GEO)), CEDD;
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- (c) Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (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 note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) no permission is given for occupation of Government land (GL) (about 143m² subject to verification) included in the Site. Any occupation of GL without the Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28);
 - (ii) as the pre-clearance survey for the project "Roads (Works, Use and Compensation) Ordinance (Cap. 370) Public Works Programme Item No. 6878TH (Part) Upgrading of Deep Bay Road (Clearance No. YLL806)" has been conducted for the Site, his office will not process either regularisation or new applications for Short Term Waiver/Short Term Tenancy in this case; and
 - (iii) LandsD has reservation on the planning application since there is/are unauthorized structure(s) on Lot 331 RP in D.D. 128 which is already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify the lease breaches as demanded by LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) sufficient manoeuvring spaces shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - (ii) the local track leading to the Site is not under the Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) the run-in/out from Deep Bay Road to the Site shall be constructed and maintained by the applicant. The run-in/out shall be removed and the public road shall be reinstated to the satisfaction of HyD upon completion of the use of the Site; 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 (DEP) that:
 - (i) entry of vehicles exceeding 5.5 tonnes at the Site will not be allowed as proposed;
 - (ii) the applicant should follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';

- (iii) the applicant should 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;
 - (iv) the applicant should provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use; and
 - (v) the applicant should meet the statutory requirements under relevant environmental legislation;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant/owner should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from the surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; 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. Any existing flow path affected should be re-provided. The applicant/owner should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. There are no details on site layout, site cross section and the information/condition of existing water course/drainage facilities provided in the application. As such, only preliminary comments are provided. It is assumed that the existing water course and drainage facilities remain unchanged and should not be affected/altered/modified. Any earth filling of the watercourse, drainage diversion works or modification works is not allowed unless a drainage proposal is submitted and accepted. The applicant/owner is reminded that the drainage facilities shall be properly designed, constructed and maintained in good condition without causing adverse drainage impact to the adjacent area at all times, and the applicant/owner 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. The applicant/owner shall also 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 the application;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and the nature of occupancy;
 - (iii) the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (iv) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of the formal submission of general building plans;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) emergency vehicular access shall be provided for all the buildings to be erected on the Site in accordance with the requirement under Regulation 41D of the Building (Planning) Regulations (B(P)R);
- (ii) the Site abuts on a specified street (Deep Bay Road) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of the B(P)R, where no PR/GFA restriction has been stipulated in statutory plans/approved planning applications;
- (iii) if the existing structure (not being a New Territories Exempted House) is erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the captioned application;
- (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 subject to the control of Part VII of the B(P)R;
- (vi) the 6m high workshop is considered excessive. It should be justified upon formal plan submission to BD; and
- (vii) detailed comments under the BO will be provided at building plan submission stage;
- (j) to note the comments of the 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, Tsim Bei Tsui and Pak Nai Developments is currently being reviewed under the Investigation Study and subject to change. If the planning application is granted, notwithstanding the validity period of the planning permission, the applicant should be reminded that the Site may be resumed at any time during the planning approval period for potential development project and be advised not to carry out any substantial works therein;
- (k) to note the comments of the Head of Geotechnical Engineering Office (H(GEO)), CEDD that should there be any proposed building works, the proposed building works should be submitted to BD for approval as required under the provisions of the BO;
- (l) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should take appropriate measures to prevent disturbing and polluting the nearby waterbodies, as the Site is located near the coastal habitats and there are mangrove to the north and a watercourse to the southeast of the Site (**Plan A-2**);
- (m) to note the comments of the Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office, Development Bureau (CHE(AM), AMO, DEVB) that the applicant should submit the drainage proposal to AMO for comment before the works and notify AMO two weeks before commencement of the drainage works so as to facilitate site inspection in the course of excavation; and

- (n) to note the comments of the Commissioner of Police that in view of public safety, the applicant must maintain smooth traffic flow of the concerned location and provide sufficient safety precaution to avoid obstruction or danger caused to any person or vehicle on the road.

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年09月23日星期三 17:13
收件者: tpbpd/PLAND
主旨: WWF s16_A_YL-HTF_1213 20260923
附件: s16_A_YL-HTF_1213 20260923 WWF.pdf

類別: Internet Email

Dear Sir/Madame,

Attached please find our submission regarding the planning application **A/YL-HTF/1213**.

Thank you for your attention.

Yours faithfully,
Mr. Tobi Lau
Senior Manager, HK Biodiversity and Conservation Policy
WWF-Hong Kong

Registered Name 註冊名稱: World Wide Fund For Nature Hong Kong 世界自然(香港)基金會 (Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司). This email (including any attachments) is intended for the use of the designated recipient(s) only, which may contain confidential, non-public, proprietary information, and/or be protected by the attorney-client or other privilege. Any unauthorized reading, distribution, copying, or other use of this communication is strictly prohibited and may be unlawful. Receipt by anyone other than the intended recipient(s) should not be deemed a waiver of any privilege or protection. If you are not the intended recipient or believe you have received this email in error, please notify the sender immediately and delete this email from your computer system. This email and any attachments are checked for viruses and other malicious software ("malware"). However, the sender does not warrant, represent, or guarantee in any way that this communication is free from malware or potentially damaging defects. The sender disclaims all liability for any errors, omissions, or damages arising out of or in connection with the use or reliance on the information contained in this email.



23 Sept 2026

Town Planning Board
15/F North Point Government Offices
333 Java Road
North Point
Hong Kong
(Email: tpbpd@pland.gov.hk)

By E-mail ONLY

Dear Chair and Board Members,

RE: Proposed Temporary Vehicle Repair Workshop with Ancillary Open Storage of Vehicles and Vehicle Parts and Associated Filling of Land for a Period of 3 Year in an "AGR" zone in Ngau Hom Shek in Ha Tsuen (A/YL-HTF/1213)

We would like to show concern to the captioned.

Suspected unlawful development within the application site

A comparison of Google aerial imagery from 2000 and 2024 indicates that the land use of the Application Site (the Site) appears to have been altered to uses that are unlikely to be consistent with the planning intention of the "AGR" ("Agriculture") zone (Figure 1). The Site appears to have been paved, with structures erected and vehicles present both within and around the Site (Figure 2). However, we were unable to identify any relevant planning approval records on the Town Planning Board's website.

While we do not have access to the most up-to-date information regarding the current land use status of the Site, nor can we confirm whether any unauthorised change of use is taking place, we would appreciate it if the Town Planning Board could request the relevant government departments to investigate whether any unauthorised development or land use has occurred at the Site.

Should unauthorised development or land use be confirmed, the application should be rejected to avoid creating a precedent whereby unauthorised activities are effectively regularised through subsequent planning approval.

together possible™

贊助人：中華人民共和國
香港特別行政區行政長官
李家超先生，大紫荊勳章，SBS, PDSM
主席：白丹尼先生
行政總裁：黃碧霞女士

核數師：富睿瑪澤會計師事務所有限公司
公司秘書：嘉信秘書服務有限公司
義務司庫：匯豐銀行
註冊慈善機構

Patron: The Honourable John Lee Ka-chiu, GBM, SBS, PDSM
The Chief Executive, Hong Kong Special Administrative Region
People's Republic of China
Chairman: Mr Daniel R Bradshaw
CEO: Ms Nicole Wong

Auditors: Forvis Mazars CPA Limited
Company Secretary:
McCabe Secretarial Services Limited
Honorary Treasurer: HSBC
Registered Charity
(Incorporated With Limited Liability)

註冊名稱 Registered Name: 世界自然(香港)基金會 World Wide Fund For Nature Hong Kong
(於香港註冊成立的擔保有限公司 Incorporated in Hong Kong with limited liability by guarantee)

We would be grateful if our comment could be considered by the Town Planning Board.

Kind regards,
Mr. Tobi Lau
Senior Manager, HK Biodiversity and Conservation Policy
WWF Hong Kong

Figure 1. Aerial views of application site in 2000 and 2024



Image source: Google Earth. Accessed on 23 Sept 2025

Fig 2 Site conditions observed at the Application site in May 2024

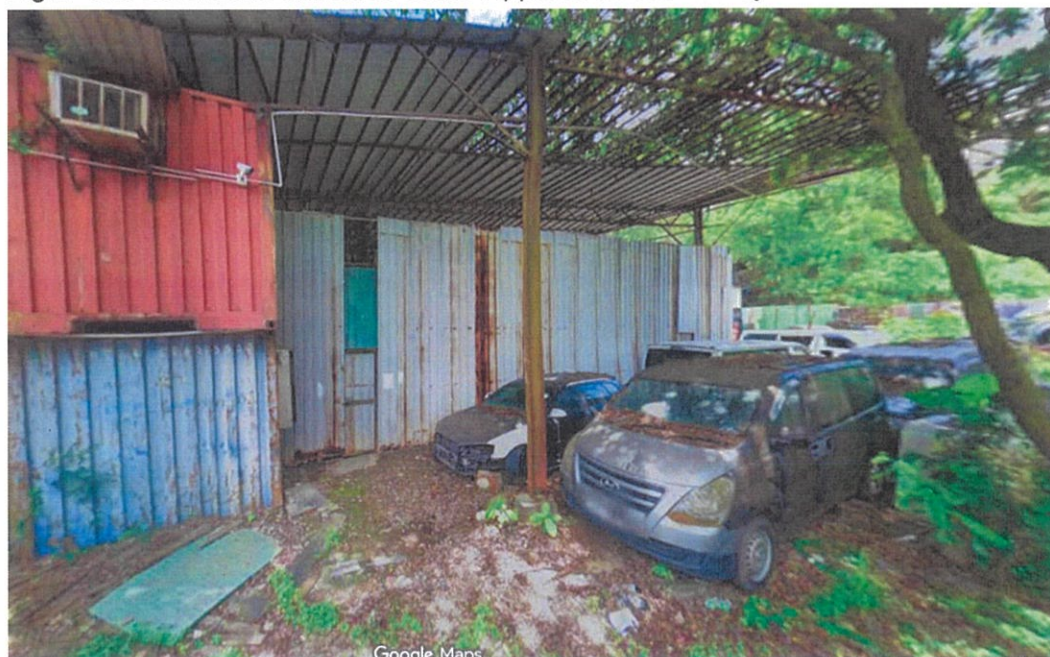


Image source: Google Street View. Accessed on 23 Sept 2025.

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年09月25日星期五 12:08
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主旨: A/YL-HTF/1213 DD 128 Deep Bay Road
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A/YL-HTF/1213

Lot 331 RP in D.D. 128, Deep Bay Road, Ha Tsuen, Yuen Long

Site area: About 635sq.m (Includes Government Land of 143sq.m)

Zoning: "Agriculture"

Applied use: Vehicle Repair Workshop / Storage / 3 Vehicle Parking

Dear TPB Members,

1152 withdrawn. Back with the inclusion of GL.

Previous objections relevant and upheld.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, April 4, 2023 3:26:06 AM
Subject: A/YL-HTF/1152 DD 128 Deep Bay Road

A/YL-HTF/1152

Lot 331 RP in D.D. 128, Deep Bay Road, Ha Tsuen, Yuen Long

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Site area : About 492sq.m

Zoning: "Agriculture"

Applied use: Vehicle Repair Workshop / Storage / 4 Vehicle Parking

Dear TPB Members,

This appears to be an extension of an existing brownfield operation.

However there is no previous history of application and the surrounding area is covered in trees and vegetation. The location is close to CPA mangrove swamps and Green Belt.

Brownfield operations should not be encouraged. No previous history of application and therefore no justification to set a precedent.

Mary Mulvihill