

Previous s.16 Applications covering the Application Site (the Site)

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/233	Temporary Sales of Second-hand Vehicles for a Period of Three Years	18.11.2005 (on review) [revoked on 18.2.2006]
2.	A/YL-KTN/249	Temporary Sales of Second-hand Vehicles and Parking of Private Cars for a Period of Three Years	7.4.2006
3.	A/YL-KTN/291	Temporary Private Car Park for a Period of Three Years	28.3.2008 [revoked on 28.9.2008]
4.	A/YL-KTN/325	Temporary Private Car Park for a Period of Three Years	5.6.2009
5.	A/YL-KTN/385	Temporary Private Car Park for a Period of Three Years	5.10.2012
6.	A/YL-KTN/479	Renewal of Planning Approval for Temporary Private Car Park for a Period of Three Years	18.9.2015 [revoked on 6.1.2016]
7.	A/YL-KTN/533	Temporary Private Car Park (Private Cars) for a Period of Three Years	12.8.2016
8.	A/YL-KTN/661	Renewal of Planning Approval for Temporary Private Car Park (Private Cars) for a Period of Three Years	21.6.2019
9.	A/YL-KTN/846	Renewal of Planning Approval for Temporary Private Car Park (Private Cars) for a Period of Three Years	12.8.2022
10.	A/YL-KTN/1009	Proposed Temporary Shop and Services (Vehicle Showroom) with Ancillary Facilities for a Period of Five Years	24.5.2024

Rejected Applications

	Application No.	Use/Development	Date of Consideration	Rejection Reasons
1.	A/YL-KTN/216	Temporary Open Storage of Construction Materials and Construction Machineries for a Period of Three Years	6.5.2005 (on review)	(1) and (2)

Rejection Reasons

- (1) the development was not in line with the planning intention of the “Comprehensive Development Area”; and
- (2) the development did not comply with the TPB PG-No. 13C in that no previous approval had been granted to the site; residential dwellings which were located to the immediate east would be susceptible to adverse environmental nuisance generated by the proposed development and there was insufficient information in the submission to demonstrate that the development would not generate adverse environmental impacts on the surrounding areas.

Similar s.16 Applications in the Vicinity of the Site within/straddling the same “CDA” Zone in the Past Five Years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-KTN/788	Proposed Temporary Retail Shop, Wholesale Trade and Ancillary Storage of Dried Food Products for a Period of Three Years	6.5.2022 [revoked on 6.8.2023]
2.	A/YL-KTN/832	Proposed Temporary Shop and Services (Landscaping and Gardening Shop and Services) with Ancillary Storage of Machinery and Materials for a Period of Three Years	23.9.2022 [revoked on 23.3.2024]
3.	A/YL-KTN/874	Proposed Temporary Shop and Services, Wholesale Trade of Food Products and Ancillary Storage Facilities for a Period of Three Years	31.3.2023 [revoked 31.3.2024]
4.	A/YL-KTN/1102	Proposed Temporary Shop and Services (Sales of Second-hand Private Car, Vehicle Parts and Accessories) with Ancillary Office and Storage Facilities for a Period of Three Years	18.7.2025
5.	A/YL-KTN/1133	Proposed Temporary Shop and Services (Vehicle Showrooms, Sales of Second-hand Private Cars, Vehicle Parts and Accessories) with Ancillary Facilities for a Period of Three Years	15.8.2025 [revoked on 15.8.2026]
6.	A/YL-KTN/1204	Proposed Temporary Shop and Services and Associated Excavation of Land for a Period of Three Years	27.2.2026

Government Bureau and Departments' General Comments

1. Electric Vehicle (EV) Charging

Comments of the Secretary for Environment and Ecology:

- no adverse comment on the application from EV policy perspective.

2. Traffic

Comments of the Commissioner for Transport:

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

3. Drainage

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

- no objection in-principle objection to the application from drainage point of view;
- according to the applicant's submission, the existing drainage facilities which was implemented under the previous application No. A/YL-KTN/1009, will be maintained for the applied use;
- the submitted drainage proposal is considered acceptable;
- should the application be approved, conditions should be stipulated requiring the maintenance of the existing drainage facilities and submit recent condition record of the existing drainage facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board; 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 applied 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 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 objection in-principle to the application subject to fire service installations being provided to the satisfaction of D of FS; and
- advisory comments are at **Appendix IV**;

6. **Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation:

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

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 photos, the Site was situated in an area of miscellaneous rural fringe landscape character comprising village houses, warehouses, farmland, vacant land and scattered tree groups. The applied use is considered not incompatible with the landscape setting in the proximity; and
- with reference to the aerial photo and site photos, the Site was largely formed. A temporary structure and some vehicles were found on it. According to the site visit on 20.7.2026, some trees (*Ficus macrocarpa* 細葉榕) were found along the eastern and western boundary of the Site. According to the Application Form, no tree felling will be involved;
- in view of the above, significant adverse landscape impact arising from the applied use is not anticipated; and
- advisory comments are at **Appendix IV**.

8. **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.

9. **Other Departments**

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

- Chief Building Surveyor/New Territories West, Buildings Department;
- Project Manager (West), Civil Engineering and Development Department;
- Director of Electrical and Mechanical Services;
- Chief Engineer/Construction, Water Supplies Department;
- Deputy Project Manager/Major Works (2), Major Works Project Management Office, HyD;
- Chief Engineer/Railway Development 1-1, Railway Development Office, HyD; and
- Chief Estate Surveyor/Railway Development, Lands Department.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the applied use with the concerned owner(s) and/or occupant(s);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) there is/are unauthorised structure(s) or uses on the Lot No. 3359 RP in D.D. 104 which is already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD; and
 - (ii) the Short Term Waiver (STW) holder will need to apply to his office for modification of the STW conditions where appropriate and the lot owner(s) shall apply to his office for a STW to permit the structure(s) erected within the private lots covered by the application. The application for STW 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 applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner for Transport that:
 - (i) the application site (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;
- (d) 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 San Tam Road, including 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;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the required condition record should include coloured photos showing the current condition of the drainage facilities and layout plans indicating the locations of the photos taken. The submitted photos should cover drainage facilities as indicated in the drainage proposal approved under the previous application;

- (f) 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 applied use; and
 - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (g) to note the comments of the Director of Fire Services that:
 - (i) the detailed comments on the fire service installations (FSIs) proposal previously provided to the applicant shall be taken into account in the revised FSIs proposal; 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;
- (h) 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;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) it is noted that nine structures 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 (not being a New Territories Exempted House) are erected on leased land without the approval of BA, they are UBW under BO and

should not be designated for any applied 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;
 - (vii) detailed checking under the BO will be carried out at building plan submission stage; and
- (j) to note the comments of Director of Electrical and Mechanical Services that:
- (i) the applicant shall note that there is a high pressure underground towngas pipe running along San Tam Road near the Site;
 - (ii) if excavation works are to be conducted for the application, as a general reminder, the applicant shall liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planned gas pipe/gas installations in the vicinity of the work site and any required minimum set back distance away from them; and
 - (iii) the applicant shall observe the Electrical and Mechanical Services Department's requirements on the "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06日星期四 0:13
收件者: tpbpd/PLAND
主旨: A/YL-KTN/1255 DD 104 Long Ha

類別: Internet Email

A/YL-KTN/1255

Lots 3316 RP, 3331 RP (Part), 3337 RP, 3338 RP (Part), 3339 (Part), 3340 RP, 3341 RP (Part), 3342 (Part), 3343 (Part), 3344, 3345, 3346, 3347 (Part), 3348 (Part), 3349 RP, 3350, 3351 (Part), 3359 RP (Part) and 3360 RP in D.D. 104 and Adjoining Government Land, Long Ha, Yuen Long
Site area: About 3,967sq.m (Includes Government Land of about 243sq.m)
Zoning: "Comprehensive Development Area"
Applied use: Motor-vehicle Showroom / 11 Vehicle Parking / **5 Years**

Dear TPB Members,

1009 approved 24 May 2024 but more than two years later conditions still at the proposal stage.

In order to concentrate minds, both operators and govt depts, in cases, in the aftermath of the Tai Po Fire revelations, members should approve a term of no longer than ONE YEAR. This would send out the message that priority is now on the safety and security of the community, there are numerous other facilities nearby that would be affected by fire or flooding.

Mary Mulvihill

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年09月25日星期五 0:07
收件者: tpbpd/PLAND
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A/YL-KTN/1255

Lots 3316 RP, 3331 RP (Part), 3337 RP, 3338 RP (Part), 3339 (Part), 3340 RP, 3341 RP (Part), 3342 (Part), 3343 (Part), 3344, 3345, 3346, 3347 (Part), 3348 (Part), 3349 RP, 3350, 3351 (Part), 3359 RP (Part) and 3360 RP in D.D. 104 and Long Ha, Yuen Long

Site area: About 3,967sq.m (Includes Government Land of about 243sq.m)

Zoning: "Comprehensive Development Area"

Applied use: Motor-vehicle Showroom / 11 Vehicle Parking / **5 Years**

Dear TPB Members,

Approved 24 May 2024. Conditions not fulfilled.

So a fresh application citing a change in layout.

If conditions have not already been fulfilled then a further 5 year approval is not justified.

Mary Mulvihill