

Previous Applications covering the Application Site

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reason</u>
1	A/YL-TYST/358	Temporary Barbecue Site cum Green Recreational Playground for a Period of 3 Years	22.6.2007	(1), (2), (3)
2	A/YL-TYST/484	Proposed Temporary Organic Farm cum Barbecue and Leisure Activity Area for a Period of 3 Years	30.7.2010	(1), (3), (4), (5), (6)

Rejection Reason(s):

- (1) No strong justification for a departure from the planning intentions.
- (2) Insufficient information in the submission to demonstrate that the proposed development would not have adverse environmental, traffic and landscape impacts on the surrounding areas.
- (3) Setting undesirable precedent.
- (4) Incompatible with the rural and tranquil character of the surrounding areas.
- (5) Adverse environmental and landscape impacts on the surrounding areas.
- (6) Failed to demonstrate how the proposed vehicular bridge connecting the application site with Long Hon Road, which was an essential component for the operation of the proposed development, would be constructed and used.

**Similar Applications within/straddling the subject “R(D)” or “V” Zones
in the past five years**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/1161	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	29.7.2022
2	A/YL-TYST/1222	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) and Shop and Services for a Period of 3 Years	28.7.2023 [revoked on 28.1.2025]
3	A/YL-TYST/1228	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Car and Light Goods Vehicle and Shop and Services (Real Estate Agency) for a Period of 3 Years	11.8.2023
4	A/YL-TYST/1249	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	15.3.2024 [revoked on 6.6.2025]
5	A/YL-TYST/1271	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years and Excavation of Land	2.8.2024 [revoked on 2.5.2026]
6	A/YL-TYST/1289	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	20.12.2024
7	A/YL-TYST/1307	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	11.4.2025
8	A/YL-TYST/1319	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles with Ancillary Facilities for a Period of 5 Years	1.8.2025
9	A/YL-TYST/1352	Proposed Temporary Public Vehicle Park (excluding container vehicle) with Ancillary Electric Vehicle Charging Facilities for a Period of 3 Years	5.6.2026
10	A/YL-TYST/1357	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Car and Light Goods Vehicle and Shop and Services (Real Estate Agency) for a Period of 3 Years	24.7.2026

Government Bureau/Departments' General Comments

1. Electric Vehicle Charging

Comments of the Secretary for Environment and Ecology:

- it is noted that 59 private car and 1 light goods vehicle parking space are provided, and all of which will be equipped with electric vehicle (EV) chargers (each charger will provide an output power of not less than 7kW); and
- to echo with the latest version of Chapter 8 of Hong Kong Planning Standard and Guidelines (HKPSG) about EV charging facilities and to support the Government's policies in promoting the wider adoption of EVs, the applicant is suggested to comply with the relevant requirement of HKPSG, i.e., EV chargers with output power of not less than 7kW should be installed in all parking spaces for private cars and light goods vehicles at the application site (the Site).

2. Traffic

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

No objection to the application.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- no environmental complaint concerning the Site was received in the past three years.

4. Drainage

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

- no in-principle objection to the application from a drainage point of view provided that all existing drains/watercourse should be maintained and the overland flow from adjacent lands should not be affected;
- should the application be approved by the Town Planning Board (the Board), approval conditions requiring the submission, implementation and maintenance of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Board should be stipulated; and
- the applicant should note her advisory comments at **Appendix V**.

5. **Fire Safety**

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

- no in-principle objection to the application subject to fire service installations being provided to his satisfaction; and
- the applicant should note his advisory comments at **Appendix V**.

6. **Building Matters**

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

- no objection to the application; and
- it is noted that 12 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 should be obtained, otherwise they are unauthorized building works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

7. **Long-Term Development**

(a) Comments of the Chief Engineer/Cross-Boundary Infrastructure and Development, Planning Department (CE/CID, PlanD):

- the Civil Engineering and Development Department (CEDD) and PlanD jointly commissioned the “Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) – Investigation”. According to the Revised Recommended Outline Development Plan of YLS promulgated in May 2020, the Site falls within an area partly zoned “Agricultural” under the Third Phase Development and partly outside the development area of YLS; and
- the objective of YLS is to transform the degraded rural land predominantly occupied by brownfield operations including open storage yards, warehouses and rural industrial uses into housing and other uses with supporting infrastructure and community facilities, and to improve the existing environment. It is noted that the application is for temporary use for a period of three years. In considering the application for temporary uses, due consideration should be given on the possible implication on land clearance which would affect the future implementation of YLS.

(b) Comments of the Project Manager (West) (PM(W)), CEDD:

No objection on the application.

8. District Officer's Comments

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

His office has not received any feedback from locals.

9. Other Departments

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

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Commissioner of Police (C of P); and
- Director of Electrical and Mechanical Services (DEMS).

Recommended Advisory Clauses

- (a) to note that the application site (the Site) might be resumed at any time during the planning approval for implementation of government projects;
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) 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 (EVs) 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, we recommend that the applicant consider installing some fast chargers with a rated output power of 100kW or higher at the subject 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 EV Hotline at 3757-6222 or email to ev@epd.gov.hk;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) consent of the owners/managing departments of the local track should be obtained for using it as the vehicular access to the Site; and
 - (ii) sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) his department shall not be responsible for the maintenance of any access connecting the Site, Road D1 and Long Hon Road; and
 - (ii) adequate drainage measures should 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) 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 his department should be followed to minimise any potential environmental nuisances on the surrounding areas;

- (ii) licensed collectors should be arranged to collect and dispose the sewage and waste from the proposed use; and
 - (iii) appropriate pollution control measures outlined in the Professional Persons Environmental Consultative Committee (ProPECC) Practice Notes (PN) 2/24 'Construction Site Drainage' should be implemented to minimise any potential environmental impacts on nearby water bodies during the construction of the project;
- (g) 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. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (iii) if the proposed structures are 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 general comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) all existing drains/watercourse should be maintained and the overland flow from adjacent lands should not be affected; and
 - (ii) for any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other issues to public, please submit technical assessment(s) in other aspect(s) and seek comment from relevant departments as necessary;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) 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;
 - (ii) 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;
 - (iii) for unauthorised building works (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 Site under the BO;
 - (iv) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (v) detailed checking under the BO will be carried out at building plan submission stage; and

- (j) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that based on the preliminary information of the subject application, the Site falls within the boundary of the proposed Yuen Long South New Development Area that may be subject to land resumption that may take place at any time before the expiry of the planning permission.

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

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年09月21日星期一 1:08
收件者: tpbpd/PLAND
主旨: A/YL-TYST/1375 DD 121, Shan Ha Tsuen, Tong Yan San Tsuen
類別: Internet Email

A/YL-TYST/1375

Lots 867 S.A RP (Part) and 932 (Part) in D.D. 121, Shan Ha Tuen, Tong Yan San Tsuen, Yuen Long

Site area: About 2,475sq.m

Zoning: "Res (Group D)" and "VTD"

Applied use: 60 Public Vehicle Park

Dear TPB Members,

Strong Objections.

According to the Planning Statement the operation is a relocation. But relocation of parking lots is not like logistics operations. Parking lots have to be site specific and serve a sizeable local population.

This location is at the perimeter of Shan Ha Tsuen. Homes in the area are scattered. It is adjacent to Green Belt and the Res D area is still rural in nature.

The Intention appears to be to gain approval and then operate a brownfield.

The application should be rejected.

Mary Mulvihill