Previous Applications Involving the Application Site

Approved Application

Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC)
A/YL-PH/976	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of Three Years and Filling of Land	8.12.2023

Rejected Application

Application No.	Proposed Uses/Developments	Date of Consideration (RNTPC)
A/YL-PH/539	Temporary Open Storage of Construction Materials and Machinery for a Period of Three Years	11.5.2007

Similar Applications within or partially within the same "Agriculture" ("AGR") Zone in the Vicinity of the Application Site in the Past Five Years

Approved Applications

	Application No.	Zoning(s)	Proposed Uses/Developments	Date of Consideration (RNTPC)
1.	A/YL-PH/1028	"AGR"	Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of Three Years and Associated Filling of Land	4.10.2024 (Revoked on 4.7.2026)
2.	A/YL-PH/1044	"AGR"	Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of Three Years and Associated Filling of Land	28.2.2025 (Revoked on 28.5.2026)
3.	A/YL-PH/1046	"AGR"	Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of Three Years and Associated Filling of Land	28.2.2025 (Revoked on 28.5.2026)
4.	A/YL-PH/1060	"AGR" and "Village Type Development" ("V")	Proposed Temporary Private Vehicle Park (Private Cars Only) and Associated Filling of Land for a Period of Three Years	23.5.2025 (Revoked on 23.8.2026)
5.	A/YL-PH/1063	"AGR"	Proposed Temporary Private Vehicle Park (Private Cars Only) and Associated Filling of Land for a Period of Three Years	19.9.2025
6.	A/YL-PH/1070	"AGR" and "V"	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles Only) and Associated Filling of Land for a Period of Three Years	27.2.2026
7.	A/YL-PH/1087	"AGR"	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles Only) with Ancillary Facilities and Associated Filling of Land for a Period of Three Years	6.2.2026

Government Departments' General Comments

1. Land Administration

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

- the application site (the Site) comprises Lot Nos. 2897 and 2898 both in D.D. 111 which are Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structure is allowed to be erected without the prior approval of the Government; and

- it is noted that no structure was proposed in the application.

2. Traffic

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

- no in-principle objection to the application from highways maintenance perspective; and

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

3. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;

- the proposed use would not cause traffic of heavy vehicle and dusty operation;

- no substantiated environmental complaint concerning the Site received in the past three years; and

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

4. Drainage

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

- no objection in principle to the proposed use from public drainage point of view;

- should the application be approved, approval conditions requiring the maintenance of the drainage facilities implemented under application No. A/YL-PH/976 and submission of an updated condition record of the existing drainage facilities on the Site should be stipulated in the planning permission; and

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

5. Fire Safety

Comments of the Director of Fire Services:

- no specific comment on the application and the inclusion of fire safety-related approval condition is deemed not necessary.

6. 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 taken in 2024 and 2026, the Site was located in an area of rural inland plain landscape character comprising temporary structures, vacant lands, open storage, parking car areas and scattered tree groups. The proposed use is considered not incompatible with the surrounding environment;

- with reference to the above aerial photos and site photos taken by the District Planning Office on 15.9.2026, no trees were found on the Site and the Site was already formed. According to the application form, no tree felling will be involved; and

- in view of the above, significant adverse landscape impact arising from this application is not anticipated.

7. Building Matters

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

- no objection to the application; and

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

8. District Office's Comments

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

- no particular comment on the application and no comment received from the locals upon close of consultation.

9. Other Departments

The following Government departments have no objection to/no comment on the

application:

- Chief Engineer/Construction, Water Supplies Department;
- Chief Engineer/Railway Development 1-1, HyD; and
- Project Manager (West), Civil Engineering and Development Department.

Recommended Advisory Clauses

(a) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s);

(b) to note the comments of the Director of Agriculture, Fisheries and Conservation that should the application be approved, the applicant shall avoid polluting or disturbing the watercourse in the vicinity during operation;

(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 (TD). The land status of the local access road should be checked with the Lands Department. 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) the proposed access arrangement of the Site should be commented and approved by TD;

  (ii) HyD shall not be responsible for the maintenance of the proposed access connecting the Site to Kam Tin Road, including the local tracks, if any; and

  (iii) 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 Director of Environmental Protection that:

  (i) the applicant shall ensure that no vehicles exceeding 5.5 tonnes, including container tractors/trailers, are allowed to be parked/stored on or enter/exit the Site;

  (ii) the applicant shall follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';

  (iii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs), in particular the ProPECC PN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department';

  (iv) the applicant shall provide supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and

(v) the applicant shall observe the statutory requirements under relevant environmental legislation;

(f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:

(i) according to the photo 9 provided by the applicant, there were some overgrown vegetation/debris found at the discharge point. The applicant shall clear the above and submit updated site photos for our review/inspection; 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 the public, the applicant shall submit technical assessment(s) in other aspect(s) and seek comment from relevant departments as necessary; and

(g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:

(i) it is noted that associated filling of land is involved 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 the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

(ii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the captioned application;

(iii) 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;

(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 Building (Planning) Regulations; and

(v) detailed comments under the BO will be provided at building plan submission stage.