Appendix II of RNTPC
Paper No. A/YL-SK/472

Similar s.16 Applications within the same "V" Zone or straddling the same "V" zone and the adjoining "AGR" Zone on the OZP in the Past 5 Years

Approved Applications

Application No.	Use(s) / Development(s)	Date of Consideration (RNTPC)
A/YL-SK/336	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	25.11.2022
A/YL-SK/366	Renewal of Planning Approval for Temporary Shop and Services (Car Audio Shop) and Ancillary Office for a Period of 3 Years	19.4.2024
A/YL-SK/434	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	21.11.2025
A/YL-SK/449	Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years	17.4.2026

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot(s) held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- there is no small house application under processing or approved at the Site; and
- advisory comments are in **Appendix IV**.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are in **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 on the understanding that there is and will be no vehicular access to/from the Site; and
- advisory comments are in **Appendix IV**.

3. Drainage

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

- no objection in principle to the proposed development from public 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, approval conditions should be stipulated requiring the submission of a drainage proposal and the implementation and maintenance of the proposed drainage facilities to the Director of Drainage Services' or the Town Planning Board's satisfaction; and
- advisory comments are in **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, there are residential dwellings located within 100m from the boundary of the Site. The proposed use would not generate traffic of heavy vehicles nor involve dusty operation;
- there was no environmental complaint concerning the Site received in the past three years; and
- advisory comments are in **Appendix IV**.

5. Fire Safety

Comments of the Director of Fire Services:

- no objection in principle to the application subject to the fire service installations and water supplies for firefighting being provided to his satisfaction; and
- advisory comments are in **Appendix IV**.

6. Landscape

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

- no adverse comments on the application from landscape planning perspective;
- based on the aerial photo taken in 2024 (**Plan A-3**), the Site was located in an area of rural inland plain landscape character comprising village houses, temporary structures, open storages, warehouses, farmlands, scattered tree groups and vegetated areas. The proposed temporary use is considered not incompatible with the surrounding environment;
- with reference to the aerial photo (**Plan A-3**) and site photos (**Plan A-4**), the Site was vacant. No vegetations were found on it. According to the Application Form (**Appendix I**), no tree felling will be involved;
- in view of the above, significant adverse landscape impact arising from the application is not anticipated; and
- advisory comments are in **Appendix IV**.

7. District Officer's Comments

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

- no particular comment on the application; and
- his office has not received any comments from the locals upon close of consultation.

8. Other Departments

The following government departments have no objection to or no adverse comment on the application and their advisory comments, if any, are in **Appendix IV**:

- Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- Chief Engineer/Construction, Water Supplies Department;
- Project Manager (West), Civil Engineering and Development Department;
- Chief Building Surveyor/New Territories West, Buildings Department;
- Director of Food and Environmental Hygiene;
- Director of Agricultural, Fisheries and Conservation;
- Director of Electrical and Mechanical Services; and
- Commissioner of Police.

Recommended Advisory Clauses

(a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that the lot owner(s) shall apply to his office for Short Term Waiver(s) (STWs) to permit the structure(s) erected within the said private lot. The application for STWs will be considered by the Government in its capacity as a landlord and there is no guarantee that they 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 use is temporary in nature, only erection of temporary structures(s) will be considered;

(b) to note the comments of the Commissioner for Transport that 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 LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;

(c) 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) it is acknowledged that there will be no vehicular access nor parking space provided at the Site according to the submission; and

  (iii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;

(d) to note the comments of the Director of Environmental Protection that:

  (i) the applicant shall follow the latest "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 proposed use; and

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

(e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that 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 is required to submit technical assessment(s) in other aspect(s) and seek comment from relevant departments as necessary;

(f) to note the comments of the Director of Fire Services that:

(i) the applicant shall submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to the Fire Services Department (FSD) for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of proposed FSIs to be installed should be clearly marked on the layout plans; and

(ii) if the 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;

(g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (PlanD) that some trees of common species were observed outside the northern periphery of the Site. Approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;

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

(i) it is noted that one structure 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 Building Authority 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 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 are subject to the control of Part VII of the B(P)R; and

(vi) detailed comments under the BO will be provided at building plan submission stage; and

(i) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:

(i) no Food and Environmental Hygiene Department's (FEHD's) facilities should be affected;

(ii) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/operation, the applicant should arrange disposal properly at their own expenses; and

(iii) the applicant shall conduct, by all practical means, pest control measures to avoid infestation of pest including mosquitos and rodents at the site and its surroundings.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	260929-141406-12960
提交限期 **Deadline for submission:**	16/10/2026
提交日期及時間 **Date and time of submission:**	29/09/2026 14:14:06
有關的規劃申請編號 **The application no. to which the comment relates:**	A/YL-SK/472
「提意見人」姓名/名稱 **Name of person making this comment:**	先生 Mr. Lai king wah

意見詳情
Details of the Comment :

由於此申請接近馬路容易造成交通擠塞及意外
填泥造成水浸及行人出入品樓複雜懇請貴處否決此申請謝謝

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 Reference Number:	261014-230154-22765
提交限期 Deadline for submission:	16/10/2026
提交日期及時間 Date and time of submission:	14/10/2026 23:01:54
有關的規劃申請編號 The application no. to which the comment relates:	A/YL-SK/472
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. 郭駿安

意見詳情 Details of the Comment :

執事先生 / 女士 :

本人就上述標題申請作出強烈和堅決的反對。因有關申請地段對八鄉蓮花地和上村黎屋村的居民有極之嚴重的影響！

在環境方面，項目位於八鄉蓮花地和上村黎屋村的交界之間的馬路旁邊，地盤面積大約124平方米，興建1幢樓高2層非住用途的建築物。由此可見，此項目正正在主要幹道旁邊，必定破壞兩村的生態自然環境，進一步減少香港擁有的自然環境。而且，項目動工時必定令主要幹道交通阻塞，直接影響兩村居民的恆常活動。再者，項目動工時必定塵土飛揚，從而增加空氣污染和噪音污染，直接影響兩村居民的健康和寬闊的視野。再者，兩村並沒有完善而龐大的排水系統，主要由村內人工條建或天然渠道排放，因此，如有更多同類型的構建物會增加污水排放量，破壞周邊地區的環境衛生及增加渠道的負荷，減弱排洪能力，增加地區水浸的風險。

在社會及文化方面，現時八鄉南的交通已經不勝負荷，因江夏圍已入住大量人口，加重了交通負擔。如項目落成，更加地嚴重加重交通阻塞，導致本區居民出入和上班更困難。而且，工程進行需時，導致兩村居民受到長期的日常生活困擾，並可能因而出現心理問題。再者，項目必會有大量大型運輸車輛出入，阻礙各村主要幹道的交通出入及提高了危險交通意外發生的機率。在文化方面，此項目會破壞本村的風水和各姓氏宗祠的風水，導致本村原居民怨聲載道！

在經濟方面，此項目鄰近兩個大型園藝農場，動工時必定影響土地的質素，導致周圍的農業發展受到影響，令香港農業進一步萎縮，，以及周邊工業亦大受影響，員工也因此而失業，增加了香港的失業率，導致經濟下降。
本人懇請城市規劃委員會重視八鄉居民的意見，考慮接納訴求，否決上述標題大型發展項目，造福八鄉錦上路一帶居民！