Previous s.16 Applications covering the Application Site

Rejected Applications

	Application No.	Proposed Use	Zoning	Date of Consideration (RNTPC)	Rejection Reasons
1	A/YL-LFS/22	Temporary open storage of tyres for a period of 12 months	V	10.7.1998	1, 2, 3, 4, 5
2	A/YL-LFS/62	Temporary vehicle park for container trailers, tractors and lorries with ancillary repair workshop for a period of 3 years	V	22.12.2000	1, 2, 4, 5

Rejection Reasons

1. Not in line with the planning intention.
2. Not compatible with the rural character of the surrounding areas.
3. Insufficient information to demonstrate that the access arrangement is adequate.
4. Insufficient information to demonstrate that the development would not have adverse drainage and/or traffic impacts and/or pedestrian safety of the area.
5. Setting undesirable precedent.

Similar s.16 Applications
Within the same "Village Type Development" Zone
on the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan in the past 5 years

Approved Applications

	Application No.	Proposed Use(s)/ Development(s)	Zoning(s)	Date of Consideration (RNTPC)
1	A/YL-LFS/427	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	V	29.7.2022
2	A/YL-LFS/429	Temporary Public Vehicle Park for Private Cars for a Period of 5 Years, Filling of Land and Filling of Pond	V	12.8.2022 (Revoked on 12.11.2023)
3	A/YL-LFS/431	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 5 Years and Filling of Land	V	26.8.2022
4	A/YL-LFS/464	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) and Place of Recreation, Sports or Culture (Venue for Villager Ceremony) for a Period of 3 Years	V	19.5.2023 (Revoked on 19.2.2024)
5	A/YL-LFS/467	Proposed Temporary Public Vehicle Park for Private Cars for a Period of 3 Years and Filling of Land	V	9.6.2023
6	A/YL-LFS/480	Proposed Temporary Public Vehicle Park (Private Cars) and Shop and Services for a Period of 5 Years	V	25.8.2023 (Revoked on 25.8.2024)
7	A/YL-LFS/483	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	V	22.9.2023 (Revoked on 22.6.2025)
8	A/YL-LFS/485	Proposed Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years and Filling of Land and Excavation of Land	V	13.10.2023
9	A/YL-LFS/528	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years and Filling of Land	V	4.10.2024
10	A/YL-LFS/533	Proposed Temporary Public Vehicle Park (Private Cars, Light Goods Vehicles and Medium Goods Vehicles) for a Period of 3 Years and Associated Filling of Land	V	28.2.2025
11	A/YL-LFS/535	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years and Associated Filling of Land	V	28.2.2025

	Application No.	Proposed Use(s)/ Development(s)	Zoning(s)	Date of Consideration (RNTPC)
12	A/YL-LFS/536	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years and Associated Filling of Land	V	6.12.2024
13	A/YL-LFS/548	Proposed Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years and Associated Filling of Land	V	14.3.2025
14	A/YL-LFS/562	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	V	15.8.2025
15	A/YL-LFS/584	Temporary Public Vehicle Park (Private Cars Only) and Associated Filling of Land for a Period of 3 Years	V	23.1.2026
16	A/YL-LFS/603	Temporary Public Vehicle Park (Excluding Container Vehicles) with Ancillary Facilities for a Period of 5 Years	V	17.4.2026
17	A/YL-LFS/613	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) and Associated Filling and Excavation of Land for a Period of 3 Years	V	10.7.2026

Government Bureau/Departments' General Comments

1. Land Administration

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

(a) he has no adverse comment on the application.

(b) the Site comprises Old Schedule Agriculture Lots 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.

(c) with reference to the information submitted by the applicant, the erection of electric vehicle charging facilities will also be counted as structure(s), and the applicable waiver fee will be charged accordingly.

(d) there is no Small House application approved or under processing at the application site (the Site).

(e) the applicant should note his advisory comments at **Appendix IV**.

2. Environment

Comments of the Director of Environmental Protection (DEP):

(a) The proposed use would not generate traffic of heavy vehicles nor involve dusty operation.

(b) There are residential dwellings located within 100m from the boundary of the Site.

(c) According to the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites", he has no objection to the planning application from environmental planning perspectives.

(d) There is no substantiated environmental complaint pertaining to the Site in the past three years.

(e) The applicant should note his advisory comments at **Appendix IV**.

3. Drainage

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

(a) He has no objection in principle to the application from drainage point of view.

(b) Should the Town Planning Board consider the application be acceptable from the planning point of view, an approval condition should be stipulated requiring the applicant to submit a revised drainage proposal, to implement and maintain the proposed drainage facilities as indicated on the revised drainage proposal to his satisfaction.

(c) The applicant should note his advisory comments at **Appendix IV**.

4. Fire Safety

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

(a) He has no objection in principle to the proposal subject to fire service installations being provided to his satisfaction.

(b) The applicant should note his advisory comments at **Appendix IV**.

5. 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.

6. Other Departments' Comments

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

(a) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
(b) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
(c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
(d) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
(e) Director of Agriculture, Fisheries and Conservation (DAFC); and
(f) Secretary for Environment and Ecology (SEE).

Recommended Advisory Clauses

(a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);

(b) prior planning permission should have been obtained before commencing land filling works at the Site;

(c) to note the comments of the Secretary for Environment and Ecology (SEE) 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 3000 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 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, the applicant should consider installing some fast chargers with a rated output power of 100kW or higher at the 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 to 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;

(d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the lot owner(s) shall apply to his office for Short Term Waiver (STW(s)) to permit the structure(s) erected or to be erected within the subject lot(s), if any. The application(s) for STW(s) will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW(s), if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;

(e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The access road connecting the Site with Deep Bay Road and from Man Tak Road to the Site is not and will not be maintained by his Office and his Office should not be responsible for maintaining any access connecting the Site with Deep Bay Road;

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

(i) the applicant is advised to follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites";

(ii) to 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;

(iii) to provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use; and

(iv) to meet the statutory requirements under relevant environmental legislation;

(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. Therefore, 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 (Cap. 123), detailed fire safety requirements will be formulated upon receipt of the formal submission of general building plans;

(h) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that should there be any proposed building works, the proposed building works should be submitted to the Buildings Department for approval as required under the provisions of the Building Ordinance (BO);

(i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:

(i) the proposed filling works may affect the drainage performance of the adjacent areas. If any existing discharge connections will be affected by the development, adequate measures should be proposed to properly intercept the adjacent flow;

(ii) the proposed U-channels are not flush with the adjacent ground level. Peripheral surface channels shall be provided along the site boundary at the existing ground level to intercept overland flow from adjacent lands;

(iii) to justify the hydraulic adequacy of the 1:300 gradient for the proposed 450mm U-channel;

(iv) to verify the cover levels of the proposed catchpits in consideration of the proposed ground level falls;

(v) the existing 1.25m-wide open channel, into which the applicant proposes to discharge stormwater from the Site, is not maintained by his office. The applicant shall resolve any conflicts or disagreements arisen from discharging runoff from the Site into the proposed discharge point. Furthermore, the applicant shall ensure that his drainage system, as well as the existing downstream drains, channels, and streams, have adequate capacity to convey the additional runoff from the Site. The applicant shall also carry out regular

maintenance to prevent any blockage of the system;

(vi) further to (v) above, since there is no record of the said discharge path, site photos taken from various locations and angles to demonstrate its existence and current condition should be provided;

(vii) the development shall neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches, or adjacent areas; and

(viii) the applicant shall resolve any conflicts or disagreements with the relevant lot owners and seek permission from the DLO/YL for laying new drains or channels and/or modifying or upgrading existing ones in other private lots or on Government Land outside the Site, where required;

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

(i) there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application;

(ii) it is noted that five 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 Building Authority should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

(iii) 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;

(iv) 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 the building plan submission stage;

(v) 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 subject application;

(vi) 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;

(vii) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R; and

(viii) detailed checking under the BO will be carried out at building plan submission stage.

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A/YL-LFS/628
Lot 3124 (part), Lot 3126, Lot 3127, Lot 3128, Lot 3130 and Lot 3131 in D.D. 129, Sha Kong Wai, Yuen Long
Site area: About 2,390sq.m
Zoning: "VTD"
Applied use: 30 Public Vehicle Park

Dear TPB Members,

It appears that the authorities have finally got around to cracking down on the unapproved Open Storage on the site.

The site is very large for only 30 vehicles. Will the 10 'light goods' parking be used for larger trucks? This would be a concern re road safety as there are many residences in the immediate area.

Hopefully going forward the operation will be closely monitored than in the past.

Mary Mulvihill