Previous s.16 Application at the Application Site (the Site)

Approved Application

Application No.	Use(s) / Development(s)	Date of Consideration (RNTPC)
A/YL-SK/430	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land for a Period of 3 Years	5.12.2025 (Revoked on 5.6.2026)

Similar s.16 Application within the Same "Agriculture' Zone on the OZP in the Vicinity of the Site in the Past 5 Years

Approved Application

Application No.	Use(s) / Development(s)	Date of Consideration (RNTPC)
A/YL-SK/349	Proposed Temporary Public Vehicle Park with Electric Vehicle Charging Facility for a Period 3 Years and Filling of Land	26.1.2024 (Revoked on 26.10.2025)

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 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; and
- advisory comments are in **Appendix IV**.

2. Traffic

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

- no objection to the application from highways maintenance point of view; and
- advisory comments are in **Appendix IV**.

3. 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 but the applied use would not generate traffic of heavy vehicles and involve dusty operation;
- there was no substantial environmental complaint concerning the Site received in the past three years; and
- advisory comments are in **Appendix IV**.

4. Drainage

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

- no objection in principle to the application;
- based on the submitted drainage proposal (**Appendix I**), the applicant apparently would implement and maintain the same drainage facilities of which the drainage proposal was considered acceptable under the previous application No. A/YL-SK/430;
- should the application be approved, approval condition should be stipulated requiring the applicant to implement the accepted drainage proposal and to maintain the implemented

drainage facilities to the Director of Drainage Services' or the Town Planning Board's satisfaction; 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;
- the submitted fire service installations proposal (**Appendix Ia**) is considered acceptable to his department; and
- advisory comments are in **Appendix IV**.

6. Landscape

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 photo taken in 2024 (**Plan A-3**), the Site was located in an area of rural inland plain landscape character comprising warehouses, temporary structures, village houses, vegetated areas and tree clusters. The applied use is considered not entirely incompatible with the surrounding environment;
- with reference to the aerial photo (**Plan A-3**) and site photos (**Plan A-4**), the Site was fenced-off and formed. A temporary structure was found. One existing tree was observed within the Site. As stated in the Application Form and Planning Statement (**Appendix I**), no tree felling will be involved and the tree will be retained; and
- in view of the above, significant adverse landscape impact arising from the application is not anticipated.

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 Bureau/Departments' Comments

The following government bureaus/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;
- Chief Building Surveyor/New Territories West, Buildings Department;
- Director-General of Civil Aviation;
- Project Manager (West), Civil Engineering and Development Department (CEDD);
- Head of the Geotechnical Engineering Office, CEDD;
- Director of Food and Environmental Hygiene;
- Director of Electrical and Mechanical Services; and
- Commissioner of Police.

Recommended Advisory Clauses

(a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);

(b) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;

(c) to resolve any land issues relating to the applied development with the concerned owner(s) and/or occupant(s);

(d) 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 a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot(s). The application(s) 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 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 applied use is temporary in nature, only erection of temporary structure(s) will be considered;

(e) to note the comments of the Commissioner for Transport that:

  (i) 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;

  (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;

(f) 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 and Kam Sheung Road, including 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;

(g) 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 (ProPECC PNs), in particular the ProPECC PN 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 observe the statutory requirements under relevant environmental legislation;

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

(i) the applicant shall provide the details of the gap at the toe of the proposed fence wall (i.e. elevation, etc.) for review in the future submission in relation to the implementation of the accepted drainage proposal; 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, the applicant may be required to submit technical assessment(s) in other aspect(s) and seek comment from relevant departments as necessary;

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

(i) the applicant shall submit a full set of F.S. 251, incorporating all proposed fire service installations (FSIs), for his further arrangement of FSIs acceptance inspection; 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;

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

(i) it is noted that two 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 (BA) should be obtained, otherwise they are unauthorised 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 the building plan submission stage;

(iv) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval from BA, they are UBW under the BO and should not be designated for any proposed use under the 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 the 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 the B(P)R; and

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

(k) to note the comments of the Director-General of Civil Aviation that:

(i) the applicant shall note that all lights, including those installed during construction or for maintenance after the completion of the construction works, shall not be projected skyward and form a source of glare or in any way affect pilots in flight; and

(ii) the applicant shall give due consideration to the effect of aircraft downwash or turbulent airflow generated by aircraft operations to the proposed occupants, structures and/or any objects within and nearby the Site; and

(l) 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) proper licence/permit issued by FEHD is required if there is/are any food business/ catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. In accordance with the Public Health and Municipal Services Ordinance (Cap.132X), a food business licence shall be obtained for any premises intended to operate the relevant type of food business (e.g. restaurant, food factory, fresh provision shop, etc.) listed in the Regulation. The application for licence, if acceptable by FEHD, will be referred to relevant government departments such as BD, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;

(iii) Proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment (PPE) for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display, a circus, a lecture or story-telling, an exhibition of any 1 or more of the following, namely, pictures, photographs, books, manuscripts or other documents or other things, a sporting

exhibition or contest, a bazaar, a dance party or an amusement ride and mechanical device which is designed for amusement, a PPE Licence (or Temporary PPE Licence) should be obtained from FEHD whatever the general public is admitted with or without payment;

(iv) 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

(v) 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.

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

tpbpd/PLAND

寄件者: [redacted]
寄件日期: 2026年08月26日星期三 0:47
收件者: tpbpd/PLAND
主旨: A/YL-SK/464 DD 106 Shek Kong

類別: Internet Email

A/YL-SK/464
Lots 1054 S.B and 1056 S.B (Part) in D.D. 106 Shek Kong
Site area: About 3,221sq.m
Zoning: "Agriculture"
Applied use: 72 Public Vehicle Park / **Filling of Land**

Dear TPB Members,

430 approved 5 Dec 2025. Revoked 5 June 2026.

Solution, drop the GL, it brings issues. Drainage and Fire installations still at the proposal stage so expectations are further revocation that bringsno consequences.

Previous objections relevant and upheld.

Mary Mulvihill

From: [redacted]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 19 August 2025 2:12 AM HKT
Subject: A/YL-SK/430 DD 106 Shek Kong

A/YL-SK/430

Lots 1054 S.B and 1056 S.B (Part) in D.D. 106 and Adjoining Government Land, Shek Kong

Site area: About 3,549sq.m Includes Government Land of about 244sq.m

Zoning: "Agriculture"

Applied use: 60 Public Vehicle Park / **Filling of Land 3,392m2**

Dear TPB Members,

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

Strong Objections, the lots have been used for active agricultural activities. In addition, the intention of the applicant is questionable as even allowing for circulation space, it works out at 50sq.mts per vehicle.

While the applicant mentions another operation that provides EV charging, there is no such provision it this application.

The indication is that the true intention is some form of brownfield activity.

The application should be rejected.

Mary Mulvihill