

**Previous s.16 Application covering the Application Site**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/ Development(s)</u></b>	<b><u>Zoning(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>
1	A/YL-LFS/420	Proposed Temporary Shop and Services (Shop for Selling Hardware Accessories) (3 Years)	REC	6.5.2022 (Revoked on 6.11.2023)
2	A/YL-LFS/497	Proposed Temporary Warehouse for Storage of Construction Materials (3 Years)	REC	22.12.2023 (Revoked on 22.9.2025)

**Similar s.16 Applications within the same “Recreation” Zone  
on the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan in the past 5 years**

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1	A/YL-LFS/392	Temporary Warehouse for Storage of Plastic and Retail of Plastic Pellet (3 years)	REC	14.5.2021
2	A/YL-LFS/410	Proposed Temporary Warehouse for Storage of Hardware Accessories (3 years)	REC	29.10.2021 (Revoked on 29.7.2023)
3	A/YL-LFS/438	Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials (3 Years)	REC	9.9.2022 (revoked on 9.9.2023)
4	A/YL-LFS/441	Proposed Temporary Warehouse for Storage of Building Materials (3 Years)	REC	23.9.2022
5	A/YL-LFS/442	Proposed Temporary Warehouse for Storage of Construction Materials (3 Years)	REC	11.11.2022
6	A/YL-LFS/445	Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials (3 Years)	REC	25.11.2022 (revoked on 25.11.2023)
7	A/YL-LFS/449	Temporary Storage of Construction Materials and Engineering Machineries with Ancillary Workshop (3 Years)	REC	3.2.2023
8	A/YL-LFS/455	Proposed Temporary Warehouse for Storage of Building Materials (3 Years)	REC	17.3.2023
9	A/YL-LFS/457	Temporary Warehouse for Storage of Water Pumps and Motors (3 Years)	REC	31.3.2023
10	A/YL-LFS/469	Temporary Warehouse for Storage of Hardware Accessories (3 Years)	REC	23.6.2023 (revoked on 23.12.2024)

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC)</u>
11	A/YL-LFS/478	Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials (3 Years)	REC	11.8.2023 (revoked on 11.2.2024)
12	A/YL-LFS/482	Temporary Warehouse for Storage of Hardware Accessories (3 Years)	REC	8.9.2023
13	A/YL-LFS/490	Proposed Temporary Warehouse for Storage of Miscellaneous Goods (3 Years)	REC	27.10.2023 (revoked on 27.10.2024)
14	A/YL-LFS/498	Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials (3 Years)	REC	22.12.2023 (revoked on 22.6.2025)
15	A/YL-LFS/510	Renewal of Planning Approval for Temporary Warehouse for Storage of Plastic and Retail of Plastic Pellet (3 Years)	REC	5.4.2024
16	A/YL-LFS/538	Temporary Warehouse for Storage of Hardware Accessories (3 Years)	REC	20.12.2024
17	A/YL-LFS/554	Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials (3 Years)	REC	5.9.2025
18	A/YL-LFS/557	Proposed Temporary Warehouse for Storage of Building Materials (3 Years)	REC	20.6.2025
19	A/YL-LFS/558	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office (3 Years)	REC	4.7.2025

**Government 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 application site (the Site) comprises Government Land (GL) and Old Schedule Agricultural Lots (OSALs) 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. No permission is given for the occupation of the GL (about 11m<sup>2</sup> subject to verification) included in the Site. Any occupation of GL without Government's prior approval is an offence under Cap.28.
- (c) The lots within the Site are covered by Short Term Waiver (STWs) and are listed below:

<b><u>Lots Nos in D.D.129</u></b>	<b><u>STW Nos.</u></b>	<b><u>Purposes</u></b>
1672, 1673, 1675, 1676, 1677 & 1678	5675	Temporary Warehouse for Storage of Vehicle Parts and Construction Materials and any ancillary uses as may be approved by DLO/YL

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

**2. Environment**

Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the application as the proposed use does not involve operation of heavy vehicles nor dusty operation through there are residential dwellings located within 100m from the boundary of the Site.
- (b) There is no substantiated environmental complaint pertaining to the Site in the past three years.
- (c) The applicant should note his advisory comments at **Appendix IV**.

**3. Landscaping**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) She has no adverse comments on the application from the landscape planning perspective.
- (b) According to the aerial photo taken in 2025, the Site is situated in an area of rural coastal plain landscape characterised by temporary structures and tree clusters.

- (c) From the site photos taken in January 2026, the Site is formed with temporary structures and no distinctive landscape resources are observed within the Site. No tree felling is involved as stated in the Application Form.
- (d) No adverse landscape impact arising from the proposed use is anticipated.

#### 4. 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) 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 should be required to submit technical assessment(s) in other aspect(s) and seek comment from relevant Departments as necessary. Should the Town Planning Board (the Board) consider that the application is acceptable from the planning point of view, conditions should be stipulated in the approval letter requiring the applicant (i) the submission of a drainage proposal and (ii) the implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board.

#### 5. 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 (FSIs) and water supplies for firefighting being provided to his satisfaction.
- (b) For enclosed structure with gross floor area (GFA) exceeding 230m<sup>2</sup>, i.e. warehouse, directional and exit signs shall be provided.
- (c) For enclosed structures with GFA not exceeding 230m<sup>2</sup>, i.e. FS and Sprinkler Pump Room and Office and Guard House, portable fire extinguisher and stand-alone fire detector shall be provided.
- (d) Separation distance between each structure shall be clearly indicated on the plan.
- (e) in relation to item (b) above, structures on the same site are regarded as adjoining structures if they are less than 1.8m apart. In this regard, sprinkler system, wheeled type dry chemical fire extinguisher, stand-alone fire detector, emergency lighting and directional and exit signs shall be provided if the total floor area exceeds 230m<sup>2</sup>.
- (f) a 20 to 35 kg wheeled type dry chemical fire extinguisher shall be provided in every 500m<sup>2</sup> on every floor of the premises and ensure that every part of the premises can be reached from a distance of not more than 30m.
- (g) modified hose reel system and fire alarm system are considered as self-upgrades and are not mandatory requirements by his Department.
- (h) The applicant should note his advisory comments at **Appendix IV**.

**6. Building Matters**

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

- (a) It is noted that two 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 (UBW) under the Buildings Ordinance (BO). An authorized person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (b) The applicant should note his advisory comments at **Appendix IV**.

**7. 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.

**8. Other Departments' Comments**

The following Government departments have no comment on the application:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- (c) Head of Geotechnical Engineering Office (H(GEO)), CEDD;
- (d) Project Manager (West) (PM(W)), CEDD;
- (e) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (f) Commissioner for Transport (C for T);
- (g) Commissioner of Police (C of P); and
- (h) Director of Agriculture, Fisheries and Conservation (DAFC).

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the owner(s) shall apply to LandsD for STW(s) and STT(s) to permit the structure(s) erected or to be erected within the subject lots, if any and the occupation of the Government Land. The STW and STT holder(s) will need to apply to his office for modification of the existing STW(s) and/or STT(s) conditions where appropriate. The application(s) for STW(s) and STT(s) will be considered by the Government in its capacity as a landlord and there is no guarantee that it/they will be approved. The STW(s) and STT(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;
- (c) to note the comments of the Commissioner for Transport (C for T) that 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. The local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (d) 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 is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site and Deep Bay Road;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) the applicant should in the drainage proposal to clarify why peripheral drains have not been provided along western side of the Site. The applicant should advise who will manage and maintain the drains from New CP1 to Ex.CP7 including its downstream pipe. Peripheral drains within the Site should be provided;
  - (ii) invert levels of the proposed drainage facilities at the upstream should be higher than that at the downstream. The applicant should review invert levels of existing catchpit CP3 and the proposed catchpit CP4 and gradient of the proposed surface channel connecting these catchpits;
  - (iii) connection of the proposed stormwater pipe to existing streamcourse should be designed and constructed to prevent back flow at the drainage outlet when water level at the existing streamcourse is high;
  - (iv) the applicant should conduct site checking to confirm invert level of the existing streamcourse to which the stormwater from the Site is proposed to be discharged;

- (v) the applicant should review hydraulic calculation for existing 300mm dia. stormwater pipe at the downstream of catchpit CP7. Design flow velocity is suggested to be within a range, i.e. 0.75 m/s to 3.0 m/s. The applicant shall ensure the proposed and existing drainage systems and the downstream drainage systems have adequate capacity to receive the flows collected from the Site and all upstream catchments;
  - (vi) the existing 300mm dia. stormwater pipe at the downstream should be upgraded to the same size/capacity as the proposed surface channels at the upstream. The relevant upgrading works should be carried out by the applicant at his own cost and to DSD's satisfaction;
  - (vii) leaves were found in existing surface channels shown at viewpoints 2 and 4 that water flow might be obstructed. The applicant shall ensure the proposed and existing drainage systems and the downstream drainage systems are in good conditions to receive the flows collected from the Site and all upstream catchments;
  - (viii) the applicant should indicate clearly the full alignment of the discharge path from the Site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system);
  - (ix) the existing drainage facilities, to which the stormwater of the development from the Site would discharge, are not maintained by his office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made. The applicant shall demonstrate that the proposed drainage construction/improvement/modification works and the operation of the drainage can be practicably implemented;
  - (x) the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and
  - (xi) the applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site(s);
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
- (i) 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 the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO) (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 Project Manager (West), CEDD that the Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) "Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas - Investigation", which is the Investigation Study and jointly commissioned by the Planning Department and CEDD. The implementation and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change. The applicant should be reminded that the Site may be resumed at any time during the planning approval period for potential development project and advised not to carry out any substantial works therein; and
- (i) to note the comments of the Chief Building Surveyor/New Territories West (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 the building plan submission stage;
  - (iii) for unauthorized building works (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 are considered as temporary buildings and 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.

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**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年02月10日星期二 2:27  
收件者: tpbpd/PLAND  
主旨: A/YL-LFS/599 DD 129 near Pine Lodge, Lau Fau Shan  
類別: Internet Email

Dear TPB Members,

497 approved 22 Dec 2023. **AGAIN CONDITIONS NOT FULFILLED.**

Have the conditions now been FULLY COMPLIED WITH AS opposed to proposals?

If not both PlanD and TPB members would be in breach of their responsibilities to uphold the interests of the community by rubber stamping further approval.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Thursday, 23 November 2023 2:54 AM HKT  
**Subject:** Re: A/YL-LFS/474 DD 129 near Pine Lodge, Lau Fau Shan

A/YL-LFS/497

Lots 1672 (Part), 1673 (Part), 1675 (Part), 1676 (Part), 1677 (Part) and 1678 (Part) in D.D.129, Lau Fau Shan

Site area: About 2,260sq.m Includes Government Land of about 11sq.m

Zoning: "Recreation"

Applied use: Warehouse for Storage of Construction Materials / 3 Vehicle Parking

Dear TPB Members,

474 withdrawn and back with a slightly amended site.

Last week there was a serious fire at a brownfield site at Lau Fau Shan. Two firemen were injured and thick columns of smoke engulfed the surrounding district.

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TPB members have been abrogating their duty to inquire into the issues of UNFILLED CONDITIONS. The interests of brownfield operators have been upheld by government departments when the focus should be on impact on the community.

Operations that do not fulfil conditions should have approval revoked and the current lax approach to public security must be reappraised.

Previous objects relevant and upheld.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Thursday, 29 June 2023 2:21 AM HKT  
**Subject:** A/YL-LFS/474 DD 129 near Pine Lodge, Lau Fau Shan

A/YL-LFS/474

Lots 1672 (Part), 1673 (Part), 1675 (Part), 1676 (Part), 1677 (Part) and 1678 (Part) in D.D.129, Lau Fau Shan

Site area: About 2,545sq.m

Zoning: "Recreation"

Applied use: Warehouse for Storage of Construction Materials / 3 Vehicle Parking

Dear TPB Members,

420 approved 6 May 2022 but conditions not fulfilled to date. The intention was obviously always to use the site for storage, the previous unapproved use.

Approval of plans like this underline the reality that the process is open to abuse and that this abuse is not only tolerated but encouraged by the ever supportive PlanD.

The site is larger than previous implying an intention to gradually increase the brownfield footprint.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>

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**Date:** Thursday, 27 January 2022 2:55 AM CST

**Subject:** A/YL-LFS/420 DD 129 near Pine Lodge, Lau Fau Shan

A/YL-LFS/420

Lots 1673 (Part), 1675 (Part), 1676 (Part), 1677 (Part) and 1678 (Part) in D.D.129 and Adjoining Government Land, Lau Fau Shan

Site area : About 1,458.5sq.m Includes Government Land of about 325.8sq.m

Zoning : "Recreation"

Applied use : Hardware Store / 3 Vehicle Parking

Dear TPB Members,

While there is no history of previous approval, the site has been stripped of vegetation for some time and paved over. Has any action been taken with regard to unapproved activities on government land?

PlanD will of course support the application, as it did 320 the large warehouse on opposite site that is still operating even though approval was revoked for failure to comply with numerous conditions.

Members should ask questions with regard to the history of the site.

Mary Mulvihill