

**Similar Applications within the Subject “Agriculture” Zone
on the Tai Tong Outline Zoning Plan in the Past Five Years**

Approved Applications

	<u>Application No.</u>	<u>Development(s)/Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/575	Proposed Temporary Warehouse for Storage of Metal and Timber for a Period of 3 Years	9.12.2022 [Revoked on 9.6.2024]
2	A/YL-TT/608	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	13.10.2023 [Revoked on 13.7.2025]
3	A/YL-TT/648	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	7.6.2024
4	A/YL-TT/651	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land	25.10.2024
5	A/YL-TT/671	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	4.10.2024
6	A/YL-TT/717	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	7.11.2025
7	A/YL-TT/739	Temporary Warehouse (Excluding Dangerous Goods Godown) for Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years	21.11.2025
8	A/YL-TT/741	Proposed Temporary Warehouse for Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years	21.11.2025
9	A/YL-TT/757	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	17.4.2026
10	A/YL-TT/766	Proposed Temporary Warehouse for Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years	13.3.2026

Government Departments' General Comments

1. Land Administration

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

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

2. Traffic

(a) Comments of the Commissioner for Transport:

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

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

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

3. Drainage

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

- No in-principle objection to the application from the 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. His detailed comments on the submitted drainage proposal are in **Appendix IV**.
- Should the application be approved, conditions should be included to request the applicant to submit a revised drainage proposal and to implement and maintain the drainage facilities for the proposed use to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

4. Fire Safety

Comments of the Director of Fire Services:

- No in-principle objection to the proposal subject to fire service installations (FSIs) and water supplies for firefighting being provided to his satisfaction.
- His detailed comments on the submitted FSIs proposal and advisory comments as detailed in **Appendix IV**.

5. **Environment**

Comments of the Director of Environmental Protection:

- No objection to the application.
- No environmental complaint concerning the application site (the Site) has been received in the past three years.
- Advisory comments as detailed in **Appendix IV**.

6. **Building Matters**

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

- No objection to the application.
- Advisory comments as detailed in **Appendix IV**.

7. **Electricity Safety**

Comments of the Director of Electrical and Mechanical Services:

- No objection to the application.
- Advisory comments as detailed in **Appendix IV**.

8. **Water Supplies**

Chief Engineer/Construction, Water Supplies Department:

- No objection to the application.
- Advisory comments as detailed in **Appendix IV**.

9. **Landscape**

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

- The Site is situated in area of rural fringe landscape characterised by temporary structures and tree clusters. The Site is paved and existing trees are observed at the boundary of the Site and no tree felling is proposed under the application. As no distinctive landscape resources are observed within the Site, no significant adverse landscape impact arising from the proposed use is anticipated.

10. **District Officer's Comments**

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

His office has not received any comment from the village representatives in the vicinity.

11. Other Departments

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

- Project Manager (West), Civil Engineering and Development Department; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) failure to reinstate the application site (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;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lot 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
 - (ii) the lot owner(s) shall apply to LandsD for a Short Term Waiver (STW) to permit the structure(s) erect within the Site. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that the application 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 that the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner for Transport that:
 - (i) consent of the owners/managing departments of the local track and footpath should be obtained for using it as the access to the Site; and
 - (ii) 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;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) HyD should not be responsible for maintaining any access connecting the Site and Tai Shu Ha Road East; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) to make reference to the latest Technical Note No. 1 issued by DSD for more details in preparing the drainage proposal. Please consider upgrading all drainage facilities size accordingly to suit the catchment area of the Site including any external catchment;
 - (ii) to demonstrate with hydraulic calculation that the existing and proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the Site and the overland flow intercepted from the adjacent lands. The ground to the north of the Site is generally higher, since the overland flow from the adjacent lands shall be probably intercepted, external catchment shall be considered in the calculation;
 - (iii) the gradients of the proposed u-channels should be shown on the drainage plan;

- (iv) the cover levels and invert levels of the proposed u-channels (including at the start of the u-channel), catchpits/sand traps should be shown on the drainage plan;
 - (v) standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit/sand trap;
 - (vi) the proposal should indicate how the runoff (the flow direction) within the Site would be discharged to the proposed u-channel;
 - (vii) a sand trap/catchpit should be provided and regularly desilted by the applicant or the successive owners of the proposed development to prevent sand and silt from being washed into the existing drainage system/channel at its downstream;
 - (viii) to advise if any site formation/levelling works to be carried out at this Site. Cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given;
 - (ix) to confirm if any walls or hoarding are/to be erected or laid along the Site, adequate opening should be provided to intercept the existing overland flow passing through the Site. If affirmative, please demarcate the extent of wall/hoarding on the plan and provide its details for comments;
 - (x) the development should neither obstruct overland flow and nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.;
 - (xi) the existing river, to which the applicant proposed to discharge the stormwater from the Site is not maintained by this office. The applicant shall resolve any conflict/disagreement arisen for discharging the runoff from the Site to the proposed discharge point(s). In the case that it is a local village drains, District Officer/Yuen Long should be consulted. Moreover, the applicant should ensure that this drainage system and the existing downstream drains/channels/streams have adequate capacity to convey the additional runoff from the application site(s). Regular maintenance should be carried out by the applicant to avoid blockage of the system;
 - (xii) further to (xi) above, since there is no record of the said discharge path, please provide site photos to demonstrate its presence and existing condition;
 - (xiii) The applicant should resolve any conflict/disagreement with relevant lot owner(s) and seek permission from DLO/YL for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government Land, where required, outside the Site; and
 - (xiv) 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 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 Environmental Protection:
- (i) to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” issued by Environmental Protection Department to minimise the potential environmental nuisances on the surrounding areas; and

- (ii) to implement appropriate pollution control measures outlined in the Professional Persons Environmental Consultative Committee (ProPECC) Practice Notes 2/24 'Construction Site Drainage' to minimise any potential environmental impacts on nearby water bodies during the construction of the project;
- (g) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):
- (i) existing water mains will be affected. The cost of any necessary diversion shall be borne by the proposed development;
 - (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the WSD or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (iii) no trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main; and
 - (iv) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site;
- (h) to note the comments of the Director of Fire Services that:
- (i) for enclosed structure with gross floor area not exceeding 230m², portable fire extinguisher and stand-alone fire detector shall be provided;
 - (ii) in relation to item (i) above, if two or more stand-alone fire detectors are installed in an enclosed structure, all detectors shall be interconnected (either wired or wirelessly) such that when one of the detectors is triggered, all connected detectors shall sound an alarm simultaneously;
 - (iii) stand-alone fire detectors shall be provided in accordance with the "Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]";
 - (iv) separation distance between each structure shall be clearly indicated on the plan;
 - (v) in relation to item (iv) above, structures on the same Site are regarded as adjoining structures if they are less than 1.8 m 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 230 m²;
 - (vi) provision of fire service installations (FSIs) shall be demonstrated in form of FS Notes with all relevant standards and specifications; and
 - (vii) if the proposed structure is 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;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (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 building plan submission stage;
 - (iii) if the existing structures are erected on lease land without the approval of the BA, they are unauthorized building works (UBWs) under the BO and should not be designated for any proposed use under the application;
 - (iv) for UBWs erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;
 - (v) four structures and associated filling of land are applied 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 BA should be obtained, otherwise they are UBWs under the BO. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings which are subject to the control of Part VII of the B(P)R; and
 - (vii) detailed checking under the BO will be carried out at building plan submission stage; and
- (j) to note the comments of the Director of Electrical and Mechanical Services that:

in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年04月02日星期四 16:35
收件者: tpbpd/PLAND
主旨: KFBG's comments on five planning applications
附件: 260402 s16 HTF 1208.pdf; 260402 s16 PN 90.pdf; 260402 s16 TT 775.pdf; 260402 s16 LFS 605.pdf; 260402 s16 MKT 59.pdf
類別: Internet Email

Dear Sir/ Madam,

Attached please see our comments regarding five applications. There are five pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

2nd April, 2026.

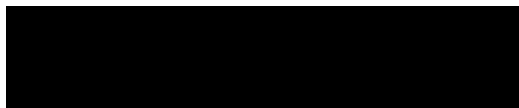
By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and
Associated Filling of Land for a Period of 3 Years
(A/YL-TT/775)**

1. We refer to the captioned.
2. We urge the Board to investigate with relevant authorities as to whether the site is involved in any ongoing enforcement cases/ unauthorised uses/ activities; if so, then consider whether it is appropriate to approve this application.
3. We urge the Board to reject this application as it is unlikely to be in line with the planning intention of the Agriculture zone. If the application is to be approved, we urge the Board to consider whether the site (e.g., filled area) should be reinstated upon the expiry of the planning permission; if yes, then consider whether this should be set as an approval condition.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



Urgent Return receipt Expand Group Restricted Prevent Copy

2

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年04月09日星期四 5:36
收件者: tpbpd/PLAND
主旨: A/YL-TT/775 DD 118 Sung Shan New Village
類別: Internet Email

A/YL-TT/775

Lots 1942 S.A RP and 1942 S.B RP in D.D. 118, Sung Shan New Village, Yuen Long

Site area: About 3,219.4sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 4 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. No previous application recorded but the site was filled in some time ago. Has any enforcement action been taken.

While Sung Shan New Village is not a recognized village, this section is a residential area.

It is certainly not Cat 2 zoned.

There is no justification to approve warehouse activities so close to homes causing safety and environmental issues for the residents.

The application should be rejected.

Mary Mulvihill