

**Previous Applications Covering the Site**

**Approved Applications**

<b><u>Application No.</u></b>	<b><u>Zoning</u></b>	<b><u>Development/Use</u></b>	<b><u>Date of Consideration</u></b>
A/YL-PS/492	“V”	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years	8.4.2016
A/YL-PS/758	“V”, “G/IC” & “GB”	Proposed Temporary Shop and Services (Retail Shop for Selling Construction Materials) and Wholesale of Construction Materials for a Period of 3 Years	15.8.2025

**Rejected Applications**

<b><u>Application No.</u></b>	<b><u>Zoning</u></b>	<b><u>Development/Use</u></b>	<b><u>Date of Consideration</u></b>	<b><u>Rejection Reasons</u></b>
A/YL-PS/5	“V”	Temporary open storage of cement trailer and warehouse for spare parts for 12 months	16.5.1997	(1) to (5)
A/YL-PS/8	“G/IC” & “V”	Temporary Private Car/ Container Vehicle Park for a Period of 12 Months	20.6.1997	(1) to (5)
A/YL-PS/23	“G/IC” & “V”	Temporary Public Lorry, Car and Container Trailer Park for a Period of 3 Years	12.6.1998 (TPB)	(1), (2), (4), (5)
A/YL-PS/27	“G/IC” & “V”	Temporary Car Dismantling Workshop for a Period of 3 Years	26.6.1998 (TPB)	(1), (2), (4), (5)
A/YL-PS/226	“V”, “G/IC” & “GB”	Temporary Open Storage of Plastic Waste and Waste Metals for a Period of 3 Years	18.11.2005 (TPB)	(1), (2), (5), (6)

**Reasons for Rejection**

- (1) Not in line with planning intentions.
- (2) Incompatible with the surrounding environment and/or village settlements.
- (3) Insufficient information to demonstrate that a satisfactory vehicular access will be provided.
- (4) Insufficient information to demonstrate no adverse visual and/or landscape impacts on the surrounding areas.
- (5) Setting an undesirable precedent.
- (6) Not incompatible with the Town Planning Board Guideline No. TPB PG-No. 13.

**Similar Applications within/straddling the same “V” and “G/IC” zones  
in the past 5 years**

**Approved Applications**

<b><u>Application No.</u></b>	<b><u>Zoning(s)</u></b> (at the time of approval)	<b><u>Development/Use</u></b>	<b><u>Date of Consideration</u></b>
A/YL-PS/639	“G/IC”	Temporary Shops and Services (Retail Shop for Selling Construction Materials) and Wholesale of Construction Materials for a Period of 3 Years	23.7.2021
A/YL-PS/665	“G/IC” and “V”	Temporary Shop and Services (Retail Shop for Selling Construction Materials) and Wholesale of Construction Materials for a Period of 3 Years	23.9.2022
A/YL-PS/671	“V”	Temporary Eating Place and Shop and Services for a Period of 3 Years	23.12.2022
A/YL-PS/672	“R(E)2” and “V”	Proposed Temporary Shop and Services for a Period of 3 Years	3.3.2023
A/YL-PS/682	“V”	Proposed Temporary Shop & Services for a Period of 3 Years	9.6.2023
A/YL-PS/693	“V”	Proposed Temporary Shop & Services for a Period of 3 Years	25.8.2023 (revoked on 25.2.2025)
A/YL-PS/713	“G/IC”	Temporary Shop and Services and Wholesale of Construction Materials for a Period of 3 Years	7.6.2024
A/YL-PS/714	“G/IC”	Renewal of Planning Approval for Temporary Shop and Services and Wholesale of Construction Materials for a Period of 3 Years	7.6.2024
A/YL-PS/737	“G/IC”	Temporary Shop and Services and Wholesale of Construction Materials for a Period of 3 Years	20.12.2024
A/YL-PS/755	“V”	Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries) with Ancillary Facilities for a Period of 3 Years	18.7.2025
A/YL-PS/761	“G/IC” and “V”	Renewal of Planning Approval for Temporary Shop and Services (Retail Shop for Selling Construction Materials) and Wholesale of Construction Materials for a Period of 3 Years	5.9.2025
A/YL-PS/773	“V”	Temporary Eating Place and Shop and Services 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 (DLO/YL, LandsD):

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lotsheld 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
- there is no Small House application approved or under processing at the Site.

**2. Traffic**

(a) Comments of the Commissioner for Transport (C for T):

No in-principle objection from traffic engineering perspective.

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

No adverse comment on the application.

**3. Drainage**

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

- no in-principle objection to the development from a drainage point of view; and
- should the application be approved by the Board, a condition should be stipulated in the approval letter requiring the applicant to submit a drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of DSD.

**4. Fire Safety**

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

- no in-principle objection to the application subject to fire service installations (FSIs) being provided to his satisfaction; and
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposal FSIs to his department for approval.

**5. Building Matters**

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

- no objection to the application; and
- it is noted that six 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, the prior approval and consent of BD should be obtained, otherwise they are unauthorized building works (UBW). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO);

**6. Environment**

Comments of the Director of Environmental Protection (DEP):

No objection to the application.

**7. District Officer's Comments**

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

No feedback from locals was received.

**8. Other Departments**

The following departments have no comment on the application:

- Commissioner of Police (C of P);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); and
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

**Recommended Advisory Clauses**

- (a) to resolve any land issue relating to the applied uses with the concerned owner(s) of the application site (the Site);
- (b) the planning permission is given to the development/use under application. It does not condone any other development/use on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (c) 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 a Short Term Waiver (STW) to permit the structure(s) erected within the 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 proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. The local track leading to the Site is not under Transport Department's purview;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains. HyD shall not be responsible for the maintenance of any access connecting the Site and Tsui Sing Road;
- (f) 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 the Environmental Protection Department to minimise any potential nuisance;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that that the applicant is required to demonstrate in the drainage proposal that proposed works will not obstruct the overland flow nor cause any adverse drainage impact to the adjacent areas. The applicant shall be liable for any adverse drainage impact due to the proposed works;
- (h) 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. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs for his approval;
  - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;

- (iii) the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
  - (iv) the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (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, its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at the building plan submission stage;
  - (iii) if the existing structures are erected on leased land without approval of the Buildings Authority, they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the captioned application;
  - (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with 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 B(P)R; and
  - (vi) detailed checking under BO will be carried out at the building plan submission stage.

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**tpbpd/PLAND**

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寄件者: [REDACTED] <[REDACTED]>  
寄件日期: 2026年04月26日星期日 0:54  
收件者: tpbpd/PLAND  
主旨: A/YL-PS/778 DD 122 Ping Shan  
類別: Internet Email

Dear TPB Members,

Despite clear evidence of illegal operations: "The site is currently hard-paved and occupied by temporary structures, and occupied by wholesale trade and parking of vehicles without valid planning permission", as usual the applicant was rewarded with an auto approval via the streamlining process.

Now back with a fresh application to increase the number of buildings on the site.

Previous objections relevant and upheld. Operator has a history of illegal operations and will certainly rely on repeated applications to avoid implementing conditions.

Mary Muvihill

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**From:** [REDACTED] <[REDACTED]>  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Monday, 21 July 2025 3:49 AM HKT  
**Subject:** A/YL-PS/758 DD 122 Ping Shan

A/YL-PS/758

Lots 257 RP (Part) and 258 S.A (Part) in D.D.122, Ping Shan

Site area: About 2,600sq.m

Zoning: "VTD", "GIC" and "Green Belt"

Applied use: Shop for Selling Construction Materials / 2 Vehicle Parking

Dear TPB Members,

Strong Objections. No previous approval and this is effectively a warehouse operation and incompatible with all 3 zonings.

While the lots have been used for open storage, this is no justification in legitimizing land uses at odds with the zonings. This is not a Cat 2 designated zone.

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The application should be rejected.

Mary Mulvihill