

Previous Applications covering the Application Site

Approved Application

	Application No.	<u>Development(s)/Use(s)</u>	Date of Consideration (RNTPC)
1	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]

Rejected Applications

	Application No.	<u>Development(s)/Use(s)</u>	Date of Consideration (RNTPC)	Rejection Reason(s)
1	A/YL-TT/92	Temporary Open Storage of Machinery and Materials for a Period of 3 Years	22.12.2000	(1), (2), (3)
2	A/YL-TT/103	Temporary Open Storage of Machinery and Materials for a Period of 3 Years	20.4.2001	(1), (2), (3)
3	A/YL-TT/292	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	18.11.2011	(1), (2), (3)

Rejection Reason(s):

- (1) No strong justification provided to support a departure from the planning intention.
- (2) Not compatible with the surrounding areas.
- (3) Not comply with the then Town Planning Board Guideline for Application for Open Storage and Port Back-up Uses.

**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/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
3	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
4	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
5	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
6	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
7	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
8	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
9	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
10	A/YL-TT/775	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years	8.5.2026

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 objection to the application from the public drainage point of view and no adverse comment on the submitted drainage proposal provided that all existing drains/watercourse should be maintained and the overland flow from adjacent lands should not be affected.
- The applicant is required to implement and maintain the accepted proposal for the applied use to the satisfaction of the Director of Drainage Services or of the Town Planning Board.
- Advisory comments as detailed in **Appendix IV**.

4. Fire Safety

Comments of the Director of Fire Services:

- No in-principle objection to the proposal subject to fire service installations being provided to his satisfaction.
- Advisory comments as detailed in **Appendix IV**.

5. Building Matters

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

- No objection to the application.
- As there is no record of approval granted by the Building Authority (BA) for the existing structures at the application site (the Site), BD is not in a position to offer comments on their suitability for the uses proposed in the application.
- Advisory comments as detailed in **Appendix IV**.

6. 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.

7. Landscape

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

The Site is paved with a temporary structure. As no existing landscape resources are observed within the Site, no significant adverse landscape impact arising from the applied use is anticipated.

8. Other Departments

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

- Chief Engineer/Construction, Water Supplies Department;
- Project Manager (West), Civil Engineering and Development Department;
- Director of Electrical and Mechanical Services; and
- Commissioner of Police.

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 the applied use at the Site;
- (c) should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (d) 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;
- (e) 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;
 - (ii) the private lot is covered by Short Term Waiver (STW) No. 5662 for the purpose of “Temporary Warehouse for Storage of Construction Materials and Ancillary Uses as may be approved by DLO”; and
 - (iii) the STW holder will need to apply to LandsD for modification of the STW conditions where appropriate. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it 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;
- (f) 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;
- (g) 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;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department

(CE/MN, DSD) that:

- (i) the applicant should implement the drainage facilities on site in accordance with the accepted drainage proposal;
 - (ii) the applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system;
 - (iii) the existing open drain, to which the applicant proposed to discharge the stormwater from the Site was not maintained by his 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), Home Affairs Department should be consulted;
 - (iv) the applied use would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas; and
 - (v) the applicant should consult DLO/YL, LandsD and seek consent from relevant lot owners for any works to be carried out outside his lot boundary before commencement of the drainage works;
- (i) 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;
- (j) to note the comment of the Director of Agriculture, Fisheries and Conservation that the applicant is advised to take appropriate measures to prevent polluting the watercourse nearby;
- (k) to note the comments of the Director of Fire Services that:
- (i) for enclosed structure with gross floor area exceeding 230m², only sprinkler system, wheeled type dry chemical fire extinguisher, stand-alone fire detector, emergency lighting, directional and exit signs shall be provided;
 - (ii) in relation to (i) above, where two or more stand-alone fire detectors are installed in an enclosed structure, all stand-alone detectors shall be interconnected (either wired or wirelessly) such that when one of the stand-alone fire detectors is triggered, all connected stand-alone fire detectors shall sound an alarm simultaneously;
 - (iii) the stand-alone fire detector shall be provided in accordance with the “Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]”;
 - (iv) a 20-35 kg wheeled type dry chemical fire extinguisher in every 500m² on every floor of the premises and shall be provided to ensure that every part of the premises can be

reached by such extinguisher from a distance of not more than 30m;

- (v) modified hose reel system and fire alarm system are considered as self-upgrade and not a mandatory requirement by his department;
 - (vi) justifications for the non-provision of smoke extraction systems to shall be specified in the FS Notes; and
 - (vii) if the applied structure 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
- (l) 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) one structure 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 the Building Authority (BA) should be obtained, otherwise they are unauthorized 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;
 - (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.

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年12月23日星期二 3:21
收件者: tpbpd/PLAND
主旨: A/YL-TT/755 DD 118, Nr CMTT, Sung Shan New Village, Yuen Long
類別: Internet Email

Dear TPB Members,

608 approved 13 Oct 2023. But FIRE CONDITIONS HAVE NOT BEEN FULFILLED.

The Wang Fuk tragedy has highlighted the failure of both government depts and operators with regard to adherence to the regulations with regard to installation and maintenance of fire equipment.

A few days day yet another of the many frequent fires at a similar operation was reported in the meda.

The community will no longer tolerate the any failure with regard to the issue of fire regulations.

Applications like this should no longer be rewrded and any further approval limited to ONE YEAR at most in order to focus minds on the meaning of Rule of Law.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 12 September 2023 2:55 AM HKT
Subject: A/YL-TT/608 DD 118, Nr CMTT, Sung Shan New Village, Yuen Long

A/YL-TT/608

Lot 2224 (Part) in D.D. 118, Nr CMTTC, Yuen Long

Site area: About 900sq.m

Zoning: "Agriculture"

Applied use: Warehouse for Storage of Construction Materials / 1 Vehicle Parking

Dear TPB Members,

The site has been used for brownfield for decades. Applications like this are a joke.