

**Previous Applications Covering the Application Site**

**Approved Applications**

<b><u>No.</u></b>	<b><u>Applications No.</u></b>	<b><u>Development(s)/Use(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1	A/YL-TT/525	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	15.10.2021 [Revoked on 15.4.2023]
2	A/YL-TT/574	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land	25.11.2022 [Revoked on 25.11.2023]
3	A/YL-TT/583	Proposed Temporary Vehicle Repair Workshop and Open Storage for a Period of 3 Years	23.6.2023 [Revoked on 23.12.2024]
4	A/YL-TT/584	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	3.3.2023 [Revoked on 3.6.2024]
5	A/YL-TT/621	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years and Associated Filling of Land	26.1.2024
6	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 [Revoked on 7.12.2025]

**Rejected Applications**

<b><u>No.</u></b>	<b><u>Applications No.</u></b>	<b><u>Development(s)/Use(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Rejection Reason(s)</u></b>
1	A/YL-TT/107	Temporary Open Storage of Building Materials for a Period of 3 Years	15.6.2001	(2), (3)
2	A/YL-TT/184	Temporary Open Storage of Building Materials for a Period of 3 Years	13.1.2006	(1), (2), (3)
3	A/YL-TT/425	Proposed Religious Institution (Shrine)	16.3.2018	(1), (2), (3)

**Rejection Reason(s):**

- (1) No strong justification provided to support a departure from the planning intention.
- (2) Failure to demonstrate that the proposed use would not cause adverse impacts on the surrounding areas.
- (3) Setting an undesirable precedent.

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

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Development(s)/Use(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
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/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/695	Proposed Temporary Vehicle Repair Workshop and Open Storage for a Period of 3 Years and Associated Filling of Land	5.9.2025
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

	<b><u>Application No.</u></b>	<b><u>Development(s)/Use(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
11	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 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 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. 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.

**8. Other Departments**

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

- Director of Electrical and Mechanical Services;
- Chief Engineer/Construction, Water Supplies Department;
- Project Manager (West), Civil Engineering and Development Department; 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) 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;
- (c) 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;
- (d) 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) no permission is given for occupation of Government Land (GL) (about 779m<sup>2</sup> as mentioned in the application) included in the Site. Any occupation of GL without Government's prior approval is an offence under Cap. 28 Land (Miscellaneous Provisions) Ordinance; and
  - (iii) the lot owner(s) shall apply to LandsD for a Short Term Waiver (STW) and a Short Term Tenancy (STT) to permit the structure(s) erect within the private lot(s) and the occupation of GL. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that the application(s) will be approved. The STW and STT, 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 that the proposal 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) 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;
- (f) 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 West; and
  - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:

- (i) drawing Nos. D01-D03 - Please update the planning application number at the bottom of the drawing;
- (ii) drawing No. D01 - The gradient of the proposed u-channels from CPS to Ex.CP1 (i.e. 1:200) are not consistent with the calculation (i.e. 1:100), please review;
- (iii) drawing No. D01 - The invert level at Ex.CP1. (i.e. A1=+21.402mPD) should not be higher than its upstream CP6 (i.e. I.L.=+21.31mPD), please review if the A1 and A2 details at Ex.CP1 are swapped. Please note that incoming u-channels should be marked A1, A2... counting clockwise from the first outgoing u-channel X1, whereas outgoing u-channels should be marked X1, X2... counting clockwise from North;
- (iv) drawing No. D01 -The diameter of the existing pipe at Ex.CP1 on plan (i.e. 1m) is not consistent with the connection details (i.e. 1.2m), please review;
- (v) to provide cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas covering Lot No. 1436;
- (vi) to indicate the size/dimension and type of the discharge facilities from the Site to the nullah beside Tai Shu Ha Road West. Please also provide further site photos at the downstream where the discharge path passes through existing structure and at critical locations such as turning point to demonstrate its presence;
- (vii) based on the given discharge path plan, it appears that there was an existing drainage path within the Site which conveys flow from upstream area beyond the Site, however this is not shown in Drawing No. D01. Please review and/or clarify how the existing upstream flow is carried to the downstream 1m dia. pipe. Please note that the development should neither obstruct overland flow and nor adversely affect existing natural streams, village drains, ditches and the adjacent areas etc.;
- (viii) justification of C value - The aerial photo dated .8 July 2024 is outdated, please update the photo and review the runoff Coefficient C value;
- (ix) calculation - Please take into account the allowance for deposition of sediment in stormwater channels and pipes in accordance with Section 9.3 of Stormwater Drainage Manual;
- (x) calculation - Please state the capacity of the u-channel including the utilization percentage;
- (xi) the existing 1m dia. pipe, to which the applicant proposed to discharge the stormwater from the Site was not maintained by this office. The applicant(s) 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. Moreover, the applicant(s) should ensure that this drainage system and the existing downstream drains/channels/streams have adequate capacity to convey the additional runoff from the Site. Regular maintenance should be carried out by the applicant(s) 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, LandsD for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on GL, 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;
- (h) 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;
  - (ii) all workshop activities should be conducted within solid structures equipped with a mechanical ventilation system, as proposed by the applicant;
  - (iii) to arrange licensed collectors to collect and dispose the sewage and waste from the proposed use; and
  - (iv) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (i) to note the comments of the Director of Fire Services that:
- (i) a sufficient number of stand-alone fire detectors shall be provided at Structures B1, B2, B3 & B4; 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; and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) 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 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;
  - (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 building plan submission stage;
  - (iv) if the existing structures are erected on lease land without the approval of the BA, they

are UBWs under the BO and should not be designated for any proposed use under the application;

- (v) 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;
- (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.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/E, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL-TT/782

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人同意上述申請, 理由如下:

- ① 申請地點對周邊環境, 沒有影響。
- ② 可以善用土地資源。
- ③ 可增加本區就業, 惠及本村村民。

南區村代表

「提意見人」姓名/名稱 Name of person/company making this comment

張月明

簽署 Signature

K. M. Cheung

日期 Date

13-4-2026

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2

**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年04月20日星期一 3:46  
收件者: tpbpd/PLAND  
主旨: A/YL-TT/782 DD 118 Tai Tong Shu Ha Road West  
類別: Internet Email

A/YL-TT/782

Lots 1438, 1441 (Part), 1442, 1443 S.A, 1443 S.B and 1450 S.B in D.D. 118 and Adjoining Government Land, Tai Tong

Site area: About 2,901sq.m Includes Government Land of about 779sq.m

Zoning: "Agriculture"

Applied use: Warehouse / Vehicle Repair / 5 Vehicle Parking / **Filling of Land**

Dear TPB Members,

648 was approved 7 June 2024 despite its questionable record. And again conditions not fulfilled. But operator know that all that is required is some tweaking of the parameters and good to go for another 3 years.

The applicant is the same so there is no justification for approval to be granted in view of the repeated failures to fulfil conditions over many years and the gradual downgrading of the operation, not that vehicle repair has now been introduced. The paper demonstrates no genuine attempt to follow regulations.

The Tai Po Fire revealed the level of disregard for rules and regulations that resulted in the deaths of 169 and the loss of thousands of homes.

The community will no longer accept that govt depts and advisories are failing to ensure that their own regulations are being implemented.

Mary Mulvihill

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

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2

**Date:** Friday, 10 May 2024 2:56 AM HKT

**Subject:** A/YL-TT/648 DD 118 Tai Tong Shu Ha Road West

A/YL-TT/648

Lots 1438, 1441 (Part), 1442, 1443 S.A, 1443 S.B and 1450 S.B in D.D. 118 and Adjoining Government Land, Tai Tong

Site area: About 2,647sq.m Includes Government Land of about 779sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 5 Vehicle Parking / **Filling of Land**

Dear TPB Members,

640 withdrawn and back with a smaller footprint and reduction in the amount of government land.

Previous objection both applicable and upheld.

Mary Mulvihill

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**From:** [REDACTED]

**To:** tpbpd <tpbpd@pland.gov.hk>

**Date:** Sunday, 31 March 2024 5:44 AM HKT

**Subject:** A/YL-TT/640 DD 118 Tai Tong Shu Ha Road West

A/YL-TT/640

Various Lots in D.D. 118 and Adjoining Government Land, Tai Tong

Site area: About 3,923sq.m Includes Government Land of about 1,579sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 5 Vehicle Parking / **Filling of Land**

Dear TPB Members,

**Here we have the classic example of how the planning system REALLY OPERATES WITH GOVERNMENT DEPTS ACTIVELY ENGAGED IN ENCOURAGING THE EXTENSION OF BROWNFIELD OPERATIONS WHILE AT THE SAME TIME ADVISING THE COMMUNITY**

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**THAT IT HAS EMBARKED ON A PROGRAMME TO REDUCE AND EVENTUALLY ELIMATE THIS LAND USE.**

**GET APPROVAL FOR ABE, FILL IN THE LAND AND WAY TO GO FOR BROWNFIELD.**

“Despite the fact that no previous application for 'warehouse' was approved by the Board, portion of the Site is the subject of 3 previous applications for 'vehicle repair workshop', 'open storage' and 'animal boarding establishment' uses, which were approved by the Board between 2022 to 2023, within which the latest planning application (No. A/YL-TT/584) was approved by the board on a temporary basis for 3 years in 2023. Since the current application **is of similar scale, operation mode and nature**, approval of the current application is considered in line with the Board's previous decisions”

**584 was approved for ABE as was 574 revoked Nov 2023 for failure to fulfil both Fire and Drainage conditions. Both applications were for some hundreds of mts so the scale is anything but similar.**

That the application includes a considerable swathe of government land is indicative of the collusion between government depts and operators to extend not contract brownfield use.

That members will no doubt ASK NO QUESTIONS and approve dodgy applications under the streamline process underlines the fact that they too are part of the conspiracy.

Now that we have a supine media, the community is not aware of the scope of the actual as to fictitious land policy.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Tuesday, 24 January 2023 3:17 AM HKT  
**Subject:** A/YL-TT/584 DD 118 Tai Tong Shu Ha Road West

A/YL-TT/584

Lot 1438 in D.D. 118 and Adjoining Government Land, Tai Shu Ha Road West, Yuen Long

Site area:About 590.2sq.m Includes Government Land of about 135.5sq.m

Zoning: "Agriculture"

Applied use: Animal Boarding Establishment / 3 Vehicle Parking / **Filling of Land**

Dear TPB Members,

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2

Strong objections, the intention is to fill in the entire site as can be seen from the plan.

Approval would be contrary to the rejection of Application 425

599th RNTPC MEETING ON 16.03.2018

After deliberation, the Committee decided to reject the application. The reasons were :

“(a) the development is not in line with the planning intention of “Agriculture” (“AGR”) zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong planning justification has been given in the submission to justify a departure from the planning intention;

(b) the applicant fails to demonstrate that the proposed development would not create adverse landscape impacts on the surrounding areas;

This district has already lost significant farm land to rezoning. What is left should be protected from exploitation. There is absolutely no justification for yet another ABE.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Sunday, 18 February 2018 3:01 AM CST  
**Subject:** AYL-TT/425 DD 118 Tai Tong Shrine

A/YL-TT/425  
Lot 1438 in D.D. 118 and Adjoining Government Land, Tai Tong, Yuen Long  
Site area : About 460m<sup>2</sup> Includes Government Land of about 10m<sup>2</sup>  
Zoning : "Agriculture"  
Applied Development : Religious Institution (Shrine)

Dear TPB Members,

Kung Hei Fat Choi.

This application appears to be to legitimize an existing unapproved land use as it mentions 7 structures.

Object to complete lack of information on type of religious institution and the purpose of the shrine.

There have been a number of articles in the media recently exposing corruption related to unsupervised religious facilities. Applications for such facilities should be transparent.

No mention of parking that would obviously be required for visitors?The proposed development is not in line with the planning intention of the "Agriculture" zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong justification to merit a departure from the planning intention.

Mary Mulvihill