

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

**Rejected Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use</u></b>	<b><u>Zoning(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Rejection Reasons</u></b>
1	A/YL-LFS/230	Proposed Temporary Open Storage of Scrap Metal, Scrap Plastic and Used Motorcycles for a Period of 3 Years	REC	16.12.2011	(1) to (6)
2	A/YL-LFS/236	Proposed Temporary Open Storage of Second-hand Motorcycle for a Period of 3 Years	REC	20.7.2012	(1) to (5)

**Rejection Reasons**

1. No strong planning justifications for a departure from the planning intention.
2. Not compatible with the surrounding areas.
3. Not in line with the then TPB PG-No. 13E.
4. Insufficient information to demonstrate no adverse environmental impact.
5. Insufficient information to demonstrate no adverse landscape impact.
6. Insufficient information to demonstrate no adverse traffic impact.

**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**

**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)</u></b>
1	A/YL-LFS/392	Temporary Warehouse for Storage of Plastic and Retail of Plastic Pellet for a Period of 3 years	REC	14.5.2021
2	A/YL-LFS/410	Proposed Temporary Warehouse for Storage of Hardware Accessories for a Period of 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 for a Period of 3 Years	REC	9.9.2022 (Revoked on 9.12.2023)
4	A/YL-LFS/441	Proposed Temporary Warehouse for Storage of Building Materials for a Period of 3 Years	REC	23.9.2022
5	A/YL-LFS/442	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	REC	11.11.2022
6	A/YL-LFS/445	Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials for a Period of 3 Years	REC	25.11.2022 (Revoked on 25.11.2023)
7	A/YL-LFS/449	Temporary Warehouse for Storage of Construction Materials and Engineering Machineries with Ancillary Workshop for a Period of 3 Years	REC	3.2.2023
8	A/YL-LFS/455	Proposed Temporary Warehouse for Storage of Building Materials for a Period of 3 Years	REC	17.3.2023
9	A/YL-LFS/457	Temporary Warehouse for Storage of Water Pumps and Motors for a Period of 3 Years	REC	31.3.2023
10	A/YL-LFS/469	Temporary Warehouse for Storage of Hardware Accessories for a Period of 3 Years	REC	23.6.2023 (Revoked on 23.12.2024)
11	A/YL-LFS/478	Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials for a Period of 3 Years	REC	11.8.2023 (Revoked on 11.2.2024)
12	A/YL-LFS/482	Temporary Warehouse for Storage of Hardware Accessories for a Period of 3 Years	REC	11.9.2023 (Revoked on 11.6.2025)
13	A/YL-LFS/490	Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years	REC	27.10.2023 (Revoked on 27.10.2024)
14	A/YL-LFS/497	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	REC	22.12.2023 (Revoked on 22.9.2025)
15	A/YL-LFS/498	Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials for a Period of 3 Years	REC	22.12.2023 (Revoked on 22.6.2025)

	<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)</u></b>
16	A/YL-LFS/510	Renewal of Planning Approval for Temporary Warehouse for Storage of Plastic and Retail of Plastic Pellet for a Period of 3 Years	REC	5.4.2024
17	A/YL-LFS/538	Proposed Temporary Warehouse for Storage of Hardware Accessories for a Period of 3 Years	REC	20.12.2024
18	A/YL-LFS/554	Proposed Temporary Warehouse for Storage of Vehicle Parts and Construction Materials for a Period of 3 Years	REC	5.9.2025
19	A/YL-LFS/557	Proposed Temporary Warehouse for Storage of Building Materials for a Period of 3 Years	REC	20.6.2025
20	A/YL-LFS/558	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years	REC	4.7.2025
21	A/YL-LFS/582	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years	R(E), REC	23.1.2026
22	A/YL-LFS/589	Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years	REC	17.4.2026
23	A/YL-LFS/591	Proposed Temporary Warehouse for Storage of Hardware Accessories for a Period of 3 Years	REC	6.2.2026
24	A/YL-LFS/599	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	REC	13.3.2026

**Government Bureau/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 applicant should note his advisory comments at **Appendix IV**.

**2. Traffic**

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

- (a) She has no adverse comment on the application from traffic engineering perspective.
- (b) The applicant should note her advisory comments at **Appendix IV**.

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

- (a) He has no objection on the application from highway maintenance perspective.
- (b) The applicant should note his advisory comments at **Appendix IV**.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the application as the applied use would not generate traffic of heavy vehicles nor involve dusty operation. Also, it is observed that residential dwellings are present within 100m from the site boundary.
- (b) There was no substantiated environmental complaint pertaining to the application site (the Site) in the past three years.
- (c) The applicant should note his advisory comments at **Appendix IV**.

**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 the public 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.
- (c) Should the Town Planning Board consider that the application is acceptable from planning point of view, he would suggest that approval condition(s) be stipulated requiring the applicant to submit a drainage proposal, implement and maintain the proposed drainage facilities to the satisfaction of his department.

## 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 being provided to his satisfaction.
- (b) The applicant should note his detailed comments at **Appendix IV**.

## 6. **Building Matters**

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

- (a) As there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) The applicant should note his advisory comments at **Appendix IV**.

## 7. **Project Interface**

Comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD):

- (a) 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.
- (b) If the planning permission is granted, notwithstanding its validity period, the applicant should note his advisory comments detailed in **Appendix IV**.

## 8. **Archaeological and Heritage Conservation**

Comments of the Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office, Development Bureau (CHE/AMO, DEVB):

The Site is situated within the Lau Fau Shan Site of Archaeological Interest (SAI) (**Plan**

**A-1).** After reviewing the location and scope of the applied use, the AMO has no in-principle objection to the captioned planning application from both the archaeological and built heritage conservation perspectives. Notwithstanding, the applicant should note his advisory comments detailed in **Appendix IV**.

**9. District Officer's Comments**

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

His office has not received any locals' comment on the application.

**10. Other Departments' Comments**

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

- (a) Director of Leisure and Cultural Services (DLCS);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Chief Engineer/Land Works, CEDD (CE/LW, CEDD);
- (d) Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD); and
- (e) Director of Agriculture, Fisheries and Conservation (DAFC).

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at 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 (i.e. recycling workshop and vehicle repair workshop) which currently exists on 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 resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (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 Lots 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 his office for STW to permit the structure(s) erected or to be erected within the subject lots and apply for modification of the STW(s) where appropriate. The application(s) for STW(s) will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW(s), 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;
- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised:
  - (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 applied use; and
  - (iv) to meet the statutory requirements under relevant environmental legislation;
- (f) to note the comments of the Commissioner for Transport (C for T) that:
  - (i) sufficient manoeuvring space shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
  - (ii) the local track leading to the Site is not under the 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;

- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that the access road from Deep Bay Road to the Site is not under HyD's maintenance jurisdiction and HyD will not take up the maintenance responsibility of the access. Adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (h) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant shall submit relevant layout plans incorporated with the proposed FSIs to the Fire Services Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of the proposed FSIs to be installed should be clearly marked on the layout plans. If the proposed structures are 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;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) it is noted that three structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition, 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 leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;
  - (v) for 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;
  - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and 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;
- (j) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), 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

- (k) to note the comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB) that pursuant to the Antiquities and Monuments Ordinance (Cap. 53), the applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the ordinance are discovered in the course of works. The applicant is also required to inform AMO the works schedule for AMO to conduct site inspection as and when necessary.

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**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年05月12日星期二 0:43  
收件者: tpbpd/PLAND  
主旨: A/YL-LFS/610 DD 129 Lau Fau Shan  
類別: Internet Email

A/YL-LFS/610

Lots 1768 (part), 1784 (part), and 1785 in D.D. 129, Lau Fau Shan

Site area: About 3,960sq.m

Zoning: "Recreation"

Applied use: Warehouse / 1 Vehicle Parking

Dear TPB Members,

Strong Objections. The Location is Cat 4.

There is no record of approvals but the site has been filled in, so "Destroy to Build", with no approval.

No mention of resumption of premises.

The Applicant: "promises to restore the application site after the planning permit expires".

Restore to what? Its original condition or the filled in land?

A member recently question whether there was any realistic possibility of trashed land being restored. The Chair skirted the issue.

However, members should bear in mind that they should only act upon realistic pledges.

The application should be rejected.

Mary Mulvihill