

Previous Applications covering the Application Site

Rejected Applications

	Application No.	<u>Development(s)/Use(s)</u>	Date of Consideration (TPB)	Rejection Reason(s)
1	A/YL-TT/68	Temporary Open Storage of Construction Materials and Containers with Ancillary Office for a Period of 3 Years	9.6.2000	(1), (2), (3)
2	A/YL-TT/336	Temporary Open Storage of Construction Material for a Period of 3 Years	23.1.2015	(1), (2), (3), (4)

Rejection Reason(s):

- (1) Not in line with the planning intention and no strong justification provided to support a departure from the planning intention.
- (2) Fails to demonstrate that the development would not generate adverse environmental and drainage impacts on the surrounding areas.
- (3) Not comply with the then Town Planning Board Guideline for Application for Open Storage and Port Back-up Uses.
- (4) Set an undesirable precedent for similar applications.

**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 [Revoked on 7.12.2025]
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/755	Temporary Warehouse for Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years	22.5.2026
10	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

	<u>Application No.</u>	<u>Development(s)/Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
11	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
12	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
13	A/YL-TT/782	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Vehicle Repair Workshop with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	22.5.2026

Government Departments' General Comments

1. 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**.

2. 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 that all existing drains/watercourse should be maintained and the overland flow from adjacent lands should not be affected.
- 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.
- Advisory comments as detailed in **Appendix IV**.

3. 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.
- Advisory comments as detailed in **Appendix IV**.

4. 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**.

5. **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**.

6. **Electricity Safety**

Comments of the Director of Electrical and Mechanical Services:

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

7. **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, burial grounds and tree clusters. The Site is partly formed with temporary structures and overgrown grasses. No distinctive landscape resources were observed within the Site. According to the applicant, 15 existing trees are proposed to be felled and 15 new trees are proposed to be planted at the southeastern portion of the Site. No significant adverse landscape impact arising from the proposed use is anticipated.

8. **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.

9. **Other Departments**

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

- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies 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) 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;
- (c) 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) there is/are unauthorized structure(s) and/or uses on Lots 1937 (Part) and 1938 in D.D. 116 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD; and
 - (iii) 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;
- (d) 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;
- (e) 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;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that 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;

- (g) 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) 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;
 - (iii) the proposed 2.5m high boundary wall/noise barrier shall be with a surface density of equal to or more than 10kg/m^2 along the site boundary of the Site to minimize any noise nuisances on the nearby sensitive uses;
 - (iv) to arrange licensed collectors to collect the sewage and waste from the Site for disposal regularly; and
 - (v) it is the obligation of the applicant to meet the statutory requirements under the relevant pollution control ordinances;
- (h) to note the comments of the Director of Fire Services that:
- (i) to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for 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 FSIs to be installed should be cleared marked on the layout plans; and
 - (iv) 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 Building Authority (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 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;
- (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 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

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年10月10日星期五 2:50
收件者: tpbpd/PLAND
主旨: A/YL-TT/737 DD 118 Tai Tong
類別: Internet Email

A/YL-TT/737

Lots 1937 (Part) and 1938 in D.D. 118, Tai Tong, Yuen Long

Site area: About 2,109sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 3 Vehicle Parking / **Filling of Land**

Dear TPB Members,

The lots were rejected for Open Storage back in 2014 but the site was filled in and the operation continued and it appears that no enforcement action was taken.

The application is therefore nothing more than legitimization of an existing brownfield use.

Of concern is the fact for so many years the operation was not subject to conditions. The location is alongside a wide nullah so drainage should have been a major concern as pollutants have no doubt been seeping into the nullah all these years.

Any approval for the site should be for one year only to ensure that this issue is resolved.

Mary Mulvihill

From:

Sent:

2025-09-26 星期五 21:31:16

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

Application No:A/YL-TT/737

規劃處各位委員你好，本人是崇山新村的居民，得知以上地方要申請為倉地感到十分憂慮，因為道路狹窄，如果你們同意規劃成為大貨倉之後肯定會有很多大車出入造成不便，又會有噪音所以本人極力反對你們審批這個申請！希望你們多考慮我們居住了幾十年的居民的感受，謝謝你！

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tpbpd/PLAND

寄件者:
寄件日期: 2025年10月07日星期二 16:36
收件者: tpbpd/PLAND
主旨: Application No. A/YL-TT/737
類別: csmng, Internet Email

敬啟者

本人為崇山新村居民，現就貴署擬審批一幅農業土地，改為貨倉連附屬設施及填地工程，作出強烈反對，反對理由如下：

- (1) 這土地只有一幅矮牆之隔便是民居，如果改變了為貨倉，不單只影響到居民生活，郊外的新鮮空氣及寧靜環境也被污染。
- (2) 這土地旁邊便是一條河，填地及日後成為貨倉及附屬設施，務必會污染水源及生態。
- (3) 由崇山新村牌坊過後的車路十分狹窄，又沒有行人路，我們居民騎單車或途步出入，有時都會跟私家車輛擦身而過，如果改地為倉地，日後將有更多大貨車出入，交通意外務必增加，或對頭車互阻，也必令外來司機及居民起爭執。

本人心知新界北政府收了很多倉地，可能盡量審批多一些農地改倉地，但就我們崇山新村，無論在環境及交通配套上，暫時不適宜改為倉地。

最後希望貴署考慮本人意見及環境上因素，反對這次申請。

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Seq 2

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月14日星期四 0:07
收件者: tpbpd/PLAND
主旨: Re: A/YL-TT/737 DD 118 Tai Tong
類別: Internet Email

Dear TPB Members,

"The portion of the Site (about 2,040 m2, **97% of the Site area**) is proposed to be filled
No further filling of land will be carried out "

How reassuring. Does not leave much space for the replacement trees to thrive.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 10 October 2025 2:49 AM HKT
Subject: A/YL-TT/737 DD 118 Tai Tong

A/YL-TT/737

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Urgent Return receipt Expand Group Restricted Prevent Copy
Mary Mulvihill

4

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月14日星期四 21:45
收件者: tpbpd/PLAND
主旨: 規劃申請編號 A/YL-TT/737 提出反對意見
附件: PM.jpeg
類別: Internet Email

致：城市規劃委員會

本人現就規劃申請編號 A/YL-TT/737 提出反對意見

有關申請地點為：Lots 1937(Part) and 1938 in D.D. 118, Tai Tong, Yuen Long, New Territories
申請內容為：擬議臨時貨倉（危險品倉庫除外）連附屬設施及相關的填土工程（為期 3 年）。

本人反對上述申請，原因如下：

1. 附近道路過於狹窄(附上照片)
現時區內道路本身較窄，未必能承受額外大型貨車及相關物流車輛頻繁進出，容易造成交通擠塞及增加交通意外風險。
2. 行人、單車及車輛流量已經繁忙
該區平日已有不少行人(老弱婦孺)、單車及一般車輛共同使用道路，交通情況複雜。如增加貨倉用途及貨車流量，將進一步影響道路安全，對居民及道路使用者構成危險。
3. 對居民生活造成影響
貨倉運作可能帶來噪音、塵土及交通滋擾，影響附近居民日常生活及社區環境。

基於以上原因，本人懇請城市規劃委員會審慎考慮，並拒絕有關規劃申請。

此致

陳小姐



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6

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月14日星期四 22:37
收件者: tpbpd/PLAND
主旨: 反對規劃申請編號 A/YL-TT/737
類別: Internet Email

致：城市規劃委員會

本人反對規劃申請編號 A/YL-TT/737，有關申請涉及位於元朗大棠 D.D.118 Lots 1937(Part) 及 1938 的土地，擬作臨時貨倉（危險品倉庫除外）及相關填土工程用途，為期三年。

本人認為有關發展並不符合附近鄉郊環境及土地用途，原因如下：

首先，該區附近仍保留不少自然及鄉郊景觀，貨倉用途與周邊環境並不協調。進行填土工程及貨倉發展後，可能破壞原有景觀，影響鄉郊環境質素。

其次，貨倉運作期間可能產生噪音、塵埃及燈光滋擾，尤其於晚間車輛出入及裝卸貨物時，將對附近居民造成影響，降低生活質素。

此外，臨時用途往往有機會不斷延續，令人擔心土地最終長期被作工業或倉庫用途，進一步改變區內原有面貌及土地規劃方向。

本人認為有關申請未有充分考慮對社區及環境的長遠影響，因此懇請城市規劃委員會拒絕該申請。

此致

李生