

Previous Applications covering the Application Site

Approved Applications

	Application No.	<u>Development(s)/Use(s)</u>	Date of Consideration (RNTPC)
1	A/YL-TT/515	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	12.3.2021
2	A/YL-TT/544	Proposed Temporary Warehouse for Storage of Construction Materials (Timber, Iron Frames and Aluminium Plates) for a Period of 3 Years	20.5.2022 [Revoked on 20.2.2024]
3	A/YL-TT/645	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land	19.7.2024 [Revoked on 19.4.2026]

Rejected Application

	Application No.	<u>Development(s)/Use(s)</u>	Date of Consideration (RNTPC/TPB)	Rejection Reason(s)
1	A/YL-TT/315	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	28.3.2014 (on review)	(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 development would not generate adverse impacts on the surrounding area
- (3) Not comply with the then Town Planning Board Guideline for Application for Open Storage and Port Back-up Uses.

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

Approved Application

	<u>Application No.</u>	<u>Development(s)/Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/650	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	22.11.2024

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.
- Should the application be approved, condition should be included to request the applicant to 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**.

4. Fire Safety

Comments of the Director of Fire Services:

- No in-principle objection to the proposal subject to fire service installations and water supplies for firefighting being provided to his satisfaction.
- 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 (the 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. Electricity Safety

Comments of the Director of Electrical and Mechanical Services:

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

8. Landscape

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

As no distinctive landscape resources are observed within the Site, no significant adverse landscape impact arising from the proposed use is anticipated.

9. 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.

10. 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) 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;
- (b) failure to reinstate the application site (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 Government Land (GL) and 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;
 - (ii) the private lots and the GL in the Site are covered by Short Term Waiver (STW) No. 5508 and Short Term Tenancy (STT) No. STTYL0199 for the purpose of “Temporary Warehouse for Storage of Construction Materials (Timber, Iron Frames and Aluminium Plates) and ancillary uses as may be approved by DLO/YL, LandsD”; and
 - (iii) the STT and STWs holders will need to apply to this office for medication of the STT and STWs conditions where appropriate. The application for STT and STWs will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STT and STWs, 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 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 Tong Road;
 - (ii) The applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement; and
 - (iii) 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 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 department(s) 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; and
 - (iii) to arrange licensed collectors to collect and dispose the sewage and waste from the proposed use regularly;
- (h) to note the comments of the Director of Fire Services that the applicant is advised to submit a full set of FS 251, incorporating all proposed fire service installations (FSIs), for their further arrangement of the FSI acceptance inspection;
- (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) for unauthorized building works (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 Buildings Ordinance (BO);
 - (iv) three 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 Building Authority 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;
 - (v) 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
 - (vi) detailed checking under the BO will be carried out at building plan submission stage; and
- (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 concerned 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.

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年04月04日星期六 2:54
收件者: tpbpd/PLAND
主旨: A/YL-TT/773 DD 117 Tai Tong AG
類別: Internet Email

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Saturday, 4 April 2026 2:51 AM HKT
Subject: A/YL-TT/771 DD 117 Tai Tong AG

Dear TPB Members,

Despite a long history of failure to fulfill conditions, members ignored their duty to uphold the interests of the community and application 645 was approved.

AND ONCE AGAIN CONDITIONS REMAIN UNFULFILLED. THAT THIS SITUATION HAS BEEN TOLERATED WHEN ALMOST 1,000SQ.M OF GL IS INCLUDED IS ALARMING.

Note that the supporting documents mention PROPOSALS. This is not good enough.

At this point only 100% compliance should be a prerequisite for further approval.

The lax attitude to regulations caused the deaths of 168 residents at Tai Po. The community now demands that going forward tolerance will no longer be displayed when it comes to the security of the community.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 3 May 2024 3:33 AM HKT
Subject: A/YL-TT/645 DD 117 Tai Tong AG

A/YL-TT/645

Lots 1339 S.A(Part), 1339 S.B to S.G, 1339 S.H ss.1(Part), 1339 S.H RP(Part) and 1339 RP(Part) in D.D. 117 and Adjoining Government Land, Tai Tong

Site area: About 3,109sq.m Includes Government Land of about 925sq.m

Zoning: "Agriculture"

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Applied use: Warehouse for Storage of Construction Materials / 3 Vehicle Parking

Dear TPB Members,

So once again CONDITIONS HAVE NOT BEEN FULFILLED. So a slight tweaking to dimensions and good to go for another 3 years.

Can the public expect that government depts will do their job and recommend that operation be terminated???? Of course not. This despite the fact that a STT on government land should be subject to strict scrutiny that any operation on it is in full compliance with its own regulations.

And TPB members will no doubt recommend that approval be rolled over.

It is about time that the media provide the lot nos of those sites on which fires and other incidents occur so that the public can run a check on the planning status of the site.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 18 April 2022 3:36 AM HKT
Subject: A/YL-TT/544 DD 117 Tai Tong AG

A/YL-TT/544

Lots 1339 S.A(Part), 1339 S.B to S.G, 1339 S.H ss.1(Part), 1339 S.H RP(Part) and 1339 RP(Part) in D.D. 117 and Adjoining Government Land, Tai Tong

Site area : About 3,170sq.m Includes Government Land of about 942sq.m

Zoning : "Agriculture"

Applied use : Warehouse for Storage of Construction Materials / 4 Vehicle Parking

Dear TPB Members,

As predicted, the intention was to continue with unapproved storage operations:

A/YL-TT/515 Minutes 12 Mar 2021

132. In response to two Members' questions, Mr Steven Y.H. Siu, STP/TMYLW, made the following main points:

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(a) the previous application (No. A/YL-TT/353) for the same use within the subject "AGR" zone was rejected by the Committee mainly on the grounds that there would be adverse landscape impacts and **the need for land filling was not justified**; and

(b) according to Plan A-4 of the Paper, the application site was currently partly vacant/vegetated and **partly occupied by an open storage yard for construction materials and a temporary structure**.

So the GB element has been dropped and now the application is for a large warehouse incorporating a substantial tract of government land.

There is no history of approvals for this use, previous applications for the lots for various uses were withdrawn.

There is therefore no justification to approve brownfield use when government policy is to phase out this land use. Members should ask what progress was made with the approved 'hobby farm'.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 18 February 2021 1:40 AM CST
Subject: AYL-TT/515 DD 117 Tai Tong GB

Dear TPB Members,

508 appears to have been withdrawn as record is not available on www.ozp So now its the more easily fly under radar of Hobby Farm.

Note that proposed building is 2-storeys, unusual for a hobby farm.

The applicant is looking for away to continue the unapproved storage operation rejected in 2014.

Members should request PlanD provide images of the current condition of the lots.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Sunday, November 22, 2020 3:41:02 AM
Subject: AYL-TT/508 DD 117 Tai Tong

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A/YL-TT/508

Lots 1339 S.G and 1339 S.H ss.1 in D.D. 117, Tai Tong, Yuen Long

Site area : About 833sq.m

Zoning : "Agriculture" and "Green Belt"

Applied use : Animal Boarding Establishment / 5 Years / **Filling of Land** / 2 Vehicle Parking

Dear TPB Members,

Another No Names application for an animal boarding establishment.

For far too long these No Names applications with zero information on the applicants status and suitability with regard to caring for animals have been routinely rubber stamped.

Consequently the result is significant cruelty to animals. .

<https://www.scmp.com/news/hong-kong/law-and-crime/article/3008003/animal-shelter-nightmare-rescue-continues-new>

Animal shelter nightmare: inspectors discover 36 dead cats and dogs at decrepit New Territories facility as rescue mission continues

- Eight cats and 28 dogs found dead 'on the ground, beds, cupboards or in cages'
- Inspector believes many died of thirst, starvation or disease

Is this a registered facility? Has it been approved? Is it a 'puppy mill'? No information on the number of animals to be housed there. Do Ag and Fish even know it exists? Moreover the site is zoned primarily for agriculture, the toxic waste has to go somewhere, obviously into the ground or nearby streams. This is poisoning land.

The community is very concerned about animal welfare. In recent weeks there have been reports of dead animals in cages washing up on beaches. Only legitimate and well managed facilities can be tolerated. There have been a number of similar applications for this district, Members should request data on supply and demand for such facilities.

Mary Mulvihill