

**Previous Applications Covering the Site**

**Approved Applications**

| <b><u>Application No.</u></b> | <b><u>Zoning</u></b> | <b><u>Development/Use</u></b>                                                                                                                | <b><u>Date of Consideration</u></b>  |
|-------------------------------|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| A/YL-PS/503                   | “G/IC”               | Proposed Temporary Shop and Wholesale of Construction Materials for a Period of 3 Years                                                      | 18.12.2015<br>(revoked on 18.5.2018) |
| A/YL-PS/568                   | “G/IC”               | Proposed Temporary Shops for Retail and Wholesale of Construction Materials for a Period of 3 Years                                          | 7.9.2018                             |
| A/YL-PS/639                   | “G/IC”               | Temporary Shop and Services (Retail Shop for Selling Construction Materials) and Wholesale of Construction Materials for a Period of 3 Years | 23.7.2021                            |
| A/YL-PS/714                   | “G/IC”               | Renewal of Planning Approval for Temporary Shop and Services and Wholesale of Construction Materials for a Period of 3 Years                 | 7.6.2024<br>(revoked on 24.4.2026)   |

**Rejected Applications**

| <b><u>Application No.</u></b> | <b><u>Zoning</u></b> | <b><u>Development/Use</u></b>                                                  | <b><u>Date of Consideration</u></b> | <b><u>Rejection Reasons</u></b> |
|-------------------------------|----------------------|--------------------------------------------------------------------------------|-------------------------------------|---------------------------------|
| A/YL-PS/8                     | “G/IC” & “V”         | Temporary Private Car/ Container Vehicle Park for a Period of 12 Months        | 20.6.1997                           | (1) to (5)                      |
| A/YL-PS/23                    | “G/IC” & “V”         | Temporary Public Lorry, Car and Container Trailer Park for a Period of 3 Years | 12.6.1998<br>(TPB)                  | (1), (2), (4), (5)              |

**Reasons for Rejection**

- (1) No strong justification for a departure from the planning intentions.
- (2) Incompatible with the surrounding environment and/or village settlements.
- (3) Insufficient information to demonstrate that a satisfactory vehicular access will be provided.
- (4) Insufficient information to demonstrate no adverse visual and/or landscape impacts on the surrounding areas.
- (5) Approval of the application will set an undesirable precedent for other similar applications which will lead to general degradation of the area.

**Similar Applications within/straddling the same “G/IC” zone  
in the past 5 years**

**Approved Applications**

| <b><u>Application No.</u></b> | <b><u>Zoning(s)</u><br/>(at the time of approval)</b> | <b><u>Development/Use</u></b>                                                                                                                                                 | <b><u>Date of Consideration</u></b>  |
|-------------------------------|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| A/YL-PS/665                   | “G/IC”<br>and “V”                                     | Temporary Shop and Services (Retail Shop for Selling Construction Materials) and Wholesale of Construction Materials for a Period of 3 Years                                  | 23.9.2022                            |
| A/YL-PS/713                   | “G/IC”                                                | Temporary Shop and Services and Wholesale of Construction Materials for a Period of 3 Years                                                                                   | 7.6.2024                             |
| A/YL-PS/737                   | “G/IC”                                                | Temporary Shop and Services and Wholesale of Construction Materials for a Period of 3 Years                                                                                   | 20.12.2024<br>(revoked on 20.6.2026) |
| A/YL-PS/758                   | “G/IC”<br>“V” and “GB”                                | Temporary Shop and Services (Retail Shop for Selling Construction Materials) and Wholesale of Construction Materials for a Period of 3 Years                                  | 15.8.2025                            |
| A/YL-PS/761                   | “G/IC”<br>and “V”                                     | Renewal of Planning Approval for Temporary Shop and Services (Retail Shop for Selling Construction Materials) and Wholesale of Construction Materials for a Period of 3 Years | 5.9.2025                             |
| A/YL-PS/778                   | “G/IC”<br>“V” and “GB”                                | Temporary Shop and Services (Retail Shop for Selling Construction Materials) and Wholesale of Construction Materials for a Period of 3 Years                                  | 22.5.2026                            |

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot 255 RP in D.D. 122 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
- the private lot is covered by Short Term Waiver (STW) No. 4856 for the purpose of “Temporary Shop and Wholesale of Construction Materials”.

**2. Traffic**

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

No in-principle objection from traffic engineering perspective.

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

No objection to the application from highways maintenance point of view.

**3. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no in-principle objection to the development from a drainage point of view; and
- according to the applicant's submission, the existing drainage facilities which were implemented under an approved application No. A/YL-PS/714 will be maintained for the subject development. Should the application be approved by the Town Planning Board, a condition requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to satisfaction of DSD should be stipulated.

**4. Fire Safety**

Comments of the Director of Fire Services (D of FS):

- no in-principle objection to the application subject to fire service installations being provided to his satisfaction; and
- the applicant should note his advisory comments at **Appendix V**.

5. **Building Matters**

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

- no objection to the application; and
- it is noted that two structures are proposed 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 Buildings Authority should be obtained, otherwise they are Unauthorised Building Works. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with Buildings Ordinance.

6. **Environment**

Comments of the Director of Environmental Protection (DEP):

No objection to the application.

7. **District Officer's Comments**

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

No feedback from locals was received.

8. **Other Departments**

The following departments have no comment on the application:

- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); and
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied uses at the application site (the Site);
- (b) to resolve any land issue relating to the applied uses with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the lot owner(s) shall apply to his office for modification of the Short Term Waiver (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 they 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 proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. The local track leading to the Site is not under Transport Department's purview;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains. HyD shall not be responsible for the maintenance of any access connecting the Site and Tsui Sing Road;
- (f) 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 the Environmental Protection Department to minimise any potential nuisance;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant is reminded that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photo taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
  - (i) the applicant should note the following comments regarding the submitted fire service installations (FSIs) proposal:
    - (a) for enclosed structure with gross floor area not exceeding 230m<sup>2</sup>, portable fire extinguisher and stand-alone fire detector shall be provided;
    - (b) for enclosed structure with gross floor area exceeding 230m<sup>2</sup>, sprinkler system, wheeled type dry chemical fire extinguisher, stand-alone fire

detector, emergency lighting and directional & exit signs shall be provided;

- (c) in relation to items (a) and (b) above, if two or more stand-alone fire detectors are installed in an enclosed structure, all detectors shall be interconnected (either wired or wirelessly) such that when one of the detectors is triggered, all connected detectors shall sound an alarm simultaneously;
  - (d) stand-alone fire detectors shall be provided in accordance with the “Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]”;
  - (e) a 20-35 kg wheeled type dry chemical fire extinguisher shall be provided in every 500 m<sup>2</sup> on every floor of the premises and ensure that every part of the premises can be reached from a distance of not more than 30 m;
  - (f) modified hose reel system and fire alarm system are considered as self-upgrades and are not mandatory requirements of Fire Services Department;
  - (g) section drawings with dimensions and calculation of openable windows shall be clearly demonstrated on the plans and verified to justify item H in the FS Notes;
  - (h) all accessible areas on 1/F of Structure 3 are accountable for gross floor area. In this regard, detailed layout plans and section drawings shall be provided for our further consideration;
  - (i) the sprinkler inlets shall be positioned in a prominent position on the exterior of the building; and
- (ii) the applicant is reminded that if the proposed structure(s) 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
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of Buildings Authority, they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the captioned application;
  - (ii) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with 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 BO;
  - (iii) before any new building works (including containers/open sheds as temporary

buildings, demolition and land filling, etc.) are to be carried out on the application site, the prior approval and consent of BD should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;

- (iv) 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; and
- (v) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at the building plan submission stage;

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**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年06月30日星期二 0:11  
收件者: tpbpd/PLAND  
主旨: A/YL-PS/784 DD 122 Ping Shan GIC  
類別: Internet Email

Apologies should read 784

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Tuesday, 30 June 2026 12:09 AM HKT  
**Subject:** A/YL-PS/781 DD 122 Ping Shan GIC

A/YL-PS/784

Lots 255 RP (Part) in D.D. 122, Ping Shan

Site area: About 1,470m<sup>2</sup>

Zoning: "GIC"

Applied Use: Shop & Services Construction Materials / 4 Vehicle Parking

Dear TPB Members,

639 approved 23 July 2021 and conditions appear to have been fulfilled – or maybe operator got lucky and there was no inspection.

714 approved 7 June 2024 and conditions not fulfilled. It appears that Fire Installations are still an issue, and this dates back to 2018.

So who is to blame, Fire Services? Possibly, complaints I made over the years about Fire issues at local malls in TST received responses favourable to the operators, or is the operator failing to fulfil the conditions?

In view of the frequent fires at warehouse, members have a duty to identify the cause and ensure that no further approvals are granted if not adequately addressed.

Mary Mulvihill



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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Thursday, 1 July 2021 2:22 AM HKT  
**Subject:** A/YL-PS/639 dd 122 Ping Shan GIC

Dear Members,

Bearing in mind the need for temporary housing, youth hostels, elderly car facilities, when will these lots be used for their intended purpose, to serve the community?

Mary Mulvihill

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**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Friday, August 17, 2018 3:26:50 AM  
**Subject:** A/YL-PS/568 Ping Shan

Dear TPB Members,

Despite approval being revoked, the applicant wants to create a larger brownfield by extending to 1,470sqmts..

It is quite obvious that there is a lack of GIC facilities in the Tin Shui Wai area so why is this GIC site not being used for community facilities?

Previous objections upheld.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Monday, November 23, 2015 1:00:53 AM  
**Subject:** A/YL-PS/503 Ping Shan

A/YL-PS/503  
Lot 255 RP (Part ) in D.D. 122, Ping Shan, Yuen Long  
Site area : About 1,296m<sup>2</sup>  
Zoning ; GIC  
Applied Use : Temporary Shop and Wholesale of Construction Materials

Dear TPB Members,

The site is part of a larger GIC site with Green Belt to the rear. It is close to the Tsui Sing Lau Pagoda from where one can pick up the Ping Shan Heritage Trail to a number of historic sites.

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In view of the increasing number of visitors to Hong Kong could TPB members please question the related government departments as to why this site is not being put to community use in some manner than can enhance the district and make it a more attractive destination.

It is very disappointing to go there and find that the area is nothing more than endless car park and storage facilities. These facilities should be grouped in high rise custom-built developments instead of the current inefficient low rise land use.

The proposed storage of construction materials would further degrade the environment.

The application is not compatible with the zoning. Approval would set an undesirable precedent. Moreover TPB should be playing its part in improving land use, until it stops approving such facilities applicants and government departments have no incentive to upgrade and find solutions to our chronic land issues.

Mary Mulvihill

[REDACTED]