

Previous Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>
1	A/YL-TYST/687	Temporary Public Vehicle Park for Private Cars and Light Goods Vehicles for a Period of 3 Years	11.7.2014 [revoked on 11.4.2015]
2	A/YL-TYST/1311	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	6.6.2025

Similar Applications within/straddling the same “R(C)” Zone in the past five years

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/1232	Temporary Warehouse for Storage of Electronic Goods and Construction Materials for a Period of 3 Years	25.8.2023 [revoked on 25.2.2025]
2	A/YL-TYST/1233	Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years	11.9.2023 [revoked on 11.3.2025]
3	A/YL-TYST/1235	Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years	22.9.2023 [revoked on 22.3.2025]
4	A/YL-TYST/1236*	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	22.9.2023 [revoked on 22.3.2025]
5	A/YL-TYST/1259*	Proposed Temporary Warehouse and Open Storage of Recyclable Materials, Mobile Toilets and Construction Materials for a Period of 3 Years	5.4.2024 [revoked on 5.4.2025]
6	A/YL-TYST/1276	Proposed Temporary Warehouse for Storage of Electronic Goods and Construction Materials for a Period of 3 Years	20.9.2024 [revoked on 20.3.2026]
7	A/YL-TYST/1305	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	2.5.2025
8	A/YL-TYST/1313	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years	4.7.2025
9	A/YL-TYST/1315	Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years	18.7.2025
10	A/YL-TYST/1317	Proposed Temporary Warehouse and Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	1.8.2025
11	A/YL-TYST/1320	Proposed Temporary Warehouse for Storage of General Goods for a Period of 3 Years	15.8.2025
12	A/YL-TYST/1337	Temporary Warehouse and Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	5.12.2025

Remarks:

* Straddling the adjacent “Undetermined” zone.

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; and
- the application site (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.

2. Traffic

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

No comment on the application from traffic engineering perspective.

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

No adverse comment on the application.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- no substantiated environmental complaint concerning the Site received in the past three years.

4. Drainage

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

- no in-principle objection to the application; and
- should the Town Planning Board (the Board) consider that the application is acceptable from the planning point of view, approval conditions requiring submission, implementation and maintenance of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

5. 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.

6. 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 seven 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 the Building Authority should be obtained, otherwise they are unauthorized building works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

7. Long-Term Development

(a) Comments of the Chief Engineer/Cross-Boundary Infrastructure and Development, Planning Department (CE/CID, PlanD):

- the Site has been included in the possible expansion of Yuen Long South (YLS) Development Area. The Civil Engineering and Development Department (CEDD) and PlanD are currently undertaking an Intensification Review on Third Phase Development (the Review) which would also explore the possibility to expand the Development Area by covering the adjacent rural land occupied by haphazard open storages, rural workshops and warehouses, which are mostly operating in temporary structures. Depending on the results of the Review and the timetable for the implementation of the YLS Development, the applicant should be aware of the possible implication on land clearance; and
- it is noted that the application is for temporary use for a period of three years. In considering the application for temporary use, due consideration should be given on the possible implication on land clearance which would affect the future implementation of YLS.

(b) Comments of the Project Manager (West) (PM(W)), CEDD:

No objection to the application.

8. District Officer's Comments

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

His office has not received any comment from the village representatives in the vicinity

regarding the application.

9. Other Departments

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

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Director of Electrical and Mechanical Services (DEMS); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) the planning permission is given to the development/uses under application. It does not condone any other development/uses (i.e. parking of vehicles) which currently exist on the Site but not covered by the application. Immediate action should be taken to discontinue such development/uses not covered by the permission;
- (d) 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 a Short Term Waiver (STW) to permit the structure(s) erected within the said private lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it 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 his department. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) consent of the owners/managing departments of the local track should be obtained for using it as the vehicular 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) his department shall not be responsible for the maintenance of any access connecting the Site and Kung Um Road; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) licensed collectors should be arranged to collect and dispose the sewage and waste from the portable toilets;
 - (ii) the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise any potential environmental nuisances on the surrounding areas; and
 - (iii) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;

- (h) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (iii) 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 Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) all existing drains/watercourse should be maintained and the overland flow from adjacent lands should not be affected; and
 - (ii) 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, please submit technical assessment(s) in other aspect(s) and seek comment from relevant departments as necessary;
- (j) 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 (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority, they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by the 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;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings 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

- (k) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that based on the preliminary project boundary of the proposed Yuen Long South New Development Area (YLS NDA), the Site falls within the possible expansion of YLS NDA which is being reviewed together with YLS Third Phase Development. As the YLS Third Phase Development is subject to further review, the applicant should be aware of the possible implication on land clearance in relation to the implementation of YLS NDA. Detailed implementation programme with phasing and packaging of works for YLS Third Phase Development is being formulated.

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年07月17日星期五 23:10
收件者: tpbpd/PLAND
主旨: A/YL-TYST/1364 DD 119 Pak Sha Tsuen

類別: Internet Email

A/YL-TYST/1364

Lots 1311 S.B ss.2 (Part) and 1311 S.B RP (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long

Site area: Abou 1,536sq.

Zoning: "Res (Group C)"

Applied use: Warehouse for Storage of Construction Materials / 6 Vehicle Parking

Dear TPB Members,

Strong Objections. These lots are part of a musical chairs of repeated applications with conditions not fulfilled including 1311 approved 6 June 2025.

Members should request a data on the variations over the years. Note that failure to fulfil conditions previously is not mentioned in the Planning Statement.

Members have a duty to look into matters. The application should be rejected as there is no guarantee that the operator has any intention of fulfilling conditions this time around.

Moreover, the images used look suspiciously like those provided for other applications.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 12 May 2025 2:42 AM HKT
Subject: A/YL-TYST/1311 DD 119 Pak Sha Tsuen

A/YL-TYST/1311

Lot 1311 S.B ss.2 in D.D. 119, Pak Sha Tsuen, Yuen Long

Site area: About 476sq.m

Zoning: "Res (Group C)"

Applied use: Warehouse for Storage of Construction materials

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Dear TPB Members,

The application site is mainly for planning application: A/YL-TYST/1305 to develop a secondary warehouse with storage capacity close to capacity.

But 1305 has not been approved, and there is a history of failure to fulfill conditions.

Members have a duty to check facts as the conditions issue will extend to this application.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 24 February 2025 3:09 AM HKT
Subject: A/YL-TYST/1305 DD 119 Pak Sha Tsuen

Dear TPB Members,

1235 approved 22 Sept 2023, conditions not fulfilled.

Members have a duty to inquire into what conditions are at issue as the business has been operating for some time.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 29 August 2023 2:11 AM HKT
Subject: A/YL-TYST/1235 dd 119 pAK sHA tSUEN

A/YL-TYST/1235

Various Lots 1277 D.D. 119, Pak Sha Tsuen, Yuen Long

Site area: About 6,460sq.m Includes Government Land of about 44.67sq.m

Zoning: "Res (Group C)"

Applied use: Warehouse for Storage of Food Provisions / 5 Vehicle Parking

Dear TPB Members,

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This operation has been the subject of a number of applications with variable lots included but now the link to the history of applications is no longer provided, members of the public are denied the right to access this data.

MEMBERS THEREFORE HAVE AN OBLIGATION TO QUESTION THE HISTORY OF THE SITE AND IF CONDITIONS HAVE BEEN MET AS THIS INFORMATION SHOULD GUIDE THEIR DECISION. NOTE THAT THE PREMISES ARE USED TO STORE FOOD SO HIGH RISK OF CONTAMINATION IF CONDITIONS ARE NOT UP TO STANDARD.

Mary Mulvihill