

Previous Applications covering the Application Site

Approved Applications

	Application No.	<u>Development(s)/Use(s)</u>	Date of Consideration (RNTPC)
1	A/YL-TT/562	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years	9.9.2022 [Revoked on 9.3.2023]
2	A/YL-TT/575	Proposed Temporary Warehouse for Storage of Metal and Timber for a Period of 3 Years and Filling of Land	9.12.2022 [Revoked on 9.6.2024]

**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</u> <u>(RNTPC)</u>
1	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]
2	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]
3	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
4	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
5	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
6	A/YL-TT/737	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	5.6.2026
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

	<u>Application No.</u>	<u>Development(s)/Use(s)</u>	<u>Date of Consideration</u> <u>(RNTPC)</u>
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
11	A/YL-TT/758	Proposed Temporary Warehouse for Storage of Food Provisions and Cleaning Products and Associated Filling of Land for a Period of 3 Years	5.6.2026
12	A/YL-TT/759	Proposed Temporary Warehouse for Storage of Furniture, Electronic Goods and Construction Materials and Associated Filling of Land for a Period of 3 Years	5.6.2026
13	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
14	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
15	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
16	A/YL-TT/790	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	25.9.2026

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 proposed use from drainage point of view provided that all existing drains/watercourse should be maintained and the overland flow from adjacent lands should not be affected.
- Conditions should be stipulated in the approval letter requiring the applicant for the submission of a drainage proposal and the implementation and maintenance of the proposed drainage facilities to the satisfaction of the Director of Drainage Services and 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. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- No objection to the application.
- As there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site, BD is not in a position to offer comments on their suitability for the uses proposed in the application.
- It is noted that one structure and associated land filling are proposed at the Site. Before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling) 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 (UBWs) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- Advisory comments as detailed in **Appendix IV**.

6. **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.

7. **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;
- Director of Electrical and Mechanical Services; 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 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) Lots 2116 as well as Lots 2113, 2114, 2115 and 2119 all in D.D.118 are covered by Short Term Waiver (STW) Nos. 5612 and 5613 for Temporary Warehouse for Storage of Metal and Timber and Ancillary Uses as may be approved by DLO/YL, LandsD; and
 - (iii) the STWs holder will need to apply to this office for modification of the STW conditions where appropriate. The application 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 that the applied use is temporary in nature, only erection of temporary structures will be considered;
- (d) to note the comments of the Commissioner for Transport that:
 - (i) the local track leading to the Site are not under Transport Department's (TD) purview. The applicant shall obtain consent of the owners/managing departments of the local track and footpath for using the local track and footpath 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) the estimated traffic generation shall be commented by TD from traffic engineering point of view;
 - (ii) HyD should not be responsible for maintaining any access connecting the Site and Tai Shu Ha Road East; 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 (CE/MN, DSD) that:

(i) 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;

(ii) he has the following comments on the submitted drainage proposal:

- consideration should be given to provide grating for the surface channels;
- please provide section/details of connection for the proposed 375mm u-channel at the existing river (including the invert level of the inlet/outlet and the dimension of the river). Please advise any measures to prevent erosion of the riverbed/embankment;
- standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit/sand trap;
- the development should neither obstruct overland flow and nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.
- the existing river, to which the applicant proposed to discharge the stormwater from the Site was not maintained by this office. The applicant shall resolve any conflict/disagreement arisen for discharging the runoff from the Site to the proposed discharge point(s). In the case that it is a local village drains, District Officer (Yuen Long) should be consulted. Moreover, the applicants should ensure that this drainage system and the existing downstream drains/channels/streams have adequate capacity to convey the additional runoff from the Site. Regular maintenance should be carried out by the applicant to avoid blockage of the system;
- further to comment above, since there is no record of the said discharge path, please provide site photos at different locations/views to demonstrate its presence and existing condition;
- the applicant should check and ensure the hydraulic capacity of the existing river would not be adversely affected by the captioned development. If there is overgrown vegetation or sediment inside the existing river, please consider clearing them; and
- the applicant should resolve any conflict/disagreement with relevant lot owners and seek permission from DLO/YL for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government Land, where required, outside the Site;

(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 provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. 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 EPD's ProPECC PN 1/23 including completion of percolation test and certification by Authorized Person;
- (h) to note the comments of the Director of Fire Services that:
- (i) the layout plans for the proposed fire service installations (FSIs) should be drawn to scale and depicted with dimensions and nature of occupancy;
 - (ii) the location of the proposed FSIs to be installed should be clearly marked on the layout plans;
 - (iii) an application for a Timber Store Licence shall be made in writing to the Dangerous Goods Division; and
 - (iv) if the proposed structures are 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; and
- (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 structure is erected on leased land without the approval of the Building Authority, they are unauthorized building works (UBWs) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned 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) 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.

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年03月29日星期日 4:50
收件者: tpbpd/PLAND
主旨: A/YL-TT/772 DD 118, Sung Shan New Village, Yuen Long
類別: Internet Email

A/YL-TT/772

Lots 2113 (Part), 2114 (Part), 2115 (Part), 2116 (Part) and 2119 (Part) in D.D. 118, Yuen Long

Site area: About 1,007sq.m

Zoning: "Agriculture"

Applied use: Warehouse for Storage of Metal and Timber / Filling of Land / 2 Vehicle Parking

Dear TPB Members,

Another revelation with regard to the manipulation of land use supported by PlanD and rubberstamped by TPB.

"The Site involves a previous planning permission (No. A/YL-TT/562) approved for animal boarding establishment (dog kennel) for a period of 3 years approved on 9.9.2022. Also, it is subject to a previous planning permission No. A/YL-TT/575 approved for the temporary warehouse for storage of metal and timber for a period of 3 years and filling of land. The applicant has failed to comply with the submission and implementation of drainage proposal and implementation of FSI proposal because the footprint of the temporary structure for warehouse use was found outside the approved site boundary of A/YL-TT/575. Hence, a new planning application is submitted herewith to rectify the mistake"

The obvious mendacity with regard to the animal boarding application was rewarded not condemned.

Conditions were never fulfilled but there is no record that approval was revoked.

The location is adjacent to a river indicating a strong possibility of contamination.

And now an excuse that the delay is due a difference of a mere 7mts even though the approval period lapsed more than a year ago.

There is absolutely no justification to further reward the operator and undermine any integrity that remains in the process.

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Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 7 November 2022 3:27 AM HKT
Subject: A/YL-TT/575 DD 118, Sung Shan New Village, Yuen Long

A/YL-TT/575

Lots 2113 (Part), 2114 (Part), 2115 (Part), 2116 (Part) and 2119 (Part) in D.D. 118, Yuen Long

Site area: About 1,000sq.m

Zoning: "Agriculture"

Applied use: Warehouse for Storage of Metal and Timber / **Filling of Land** / 2 Vehicle Parking

Dear TPB Members,

This is part of an approved 562 Animal Boarding application:

Members noted that PlanD had not recommended an approval condition for reinstatement as filling of land was not proposed under the application and the proposed use had to be terminated upon expiry of the planning permission. A Member, having noted that the application site (the Site) was currently largely undisturbed and partly vegetated, opined that the Site should be reinstated upon expiry of the planning permission. In view of the Member's comment, the Chairman suggested and the Committee agreed that an additional approval condition should be imposed for the reinstatement of the Site to an amenity area upon expiry of the planning permission.

This is the typical path to the creation of brownfield. Make an application for some dodgy enterprise like Animal Boarding, BBQ, holiday camp, etc in order to get the endorsement of PlanD and the go ahead to fill in the site. Then proceed with the actual purpose of brownfield use.

Members by approving plans like this are complicit in the degradation process. To endorse brownfield on lots with no previous approval history is contrary to stated government policy TO PHAS OUT BROWNFIELD.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 9 August 2022 2:47 AM CST
Subject: A/YL-TT/562 DD 118, Sung Shan New Village, Yuen Long

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A/YL-TT/562

Lots 2113, 2114, 2115, 2118 (Part) and 2119 in D.D. 118, Sung Shan New Village, Yuen Long

Site area : About 1,880sq.m

Zoning : "Agriculture"

Applied use: Animal Boarding Establishment (Dog Kennel) / 6 Vehicle Parking

Dear TPB Members,

While the application says that only 500sq.mts will be built on, the plan indicates that the actual loss of agricultural land would be at least 50% of the site. This is unacceptable. There are also trees on the site.

There is no previous history of approvals and no justification for application as the number of animal boarding establishments seeking approval greatly exceeds any possible demand for this service.

Mary Mulvihill