

Previous Applications covering the Application Site

Rejected Applications

	Application No.	<u>Development(s)/Use(s)</u>	Date of Consideration (RNTPC)	Rejection Reason(s)
1	A/YL-TT/345	Proposed Temporary Shop for Selling Decoration Material for a Period of 3 Years	27.2.2015	(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, landscape 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</u> <u>(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/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
8	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
9	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

	<u>Application No.</u>	<u>Development(s)/Use(s)</u>	<u>Date of Consideration</u> <u>(RNTPC)</u>
10	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
11	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
12	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
13	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
14	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
15	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
16	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
17	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 application from public drainage point of view provided 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 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**.

4. 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**.

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.
- 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**.

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:

- The Site is situated in an area of rural fringe landscape character comprising temporary structures, warehouses and tree clusters. The proposed use is considered not incompatible with the landscape character of the area. According to the applicant, no tree felling will be involved. Significant adverse landscape impact arising from the proposed use is not anticipated.

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;
- District Officer (Yuen Long), Home Affairs 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) the planning permission is given to the development/use under application. It does not condone any other development/use (i.e. parking of vehicles) which currently exists on the Site but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (c) 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;
- (d) 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; and
 - (ii) 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;
- (e) 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;
- (f) 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;
- (g) 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;

(h) 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 ensure no dismantling, maintenance, recycling, cleaning, paint spraying and other workshop activities would be carried out at the Site;

(i) 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;

(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 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) 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;

(vi) the 13m high warehouse is considered excessive. It should be justified upon formal plan submission to BD; and

(vii) detailed checking under the BO will be carried out at building plan submission stage; and

(k) 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 application 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: 2026年09月07日星期一 12:04
收件者: tpbpd/PLAND
主旨: A/YL-TT/807 DD 118, Tai Tong
類別: Internet Email

A/YL-TT/807
Lot 1940 (Part) in D.D. 118, Tai Tong, Yuen Long
Site area: About 327sq.m
Zoning: "Agriculture"
Applied use: Warehouse / 1 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong objections. No history of approvals but the site has already been filled in.

Members should question the statement "In view of the pressing demand for indoor storage space in NT in recent years".

In fact there is an abundant supply of premises in the area, CBRE reports that "the overall New Territories warehouse vacancy rate sits at approximately 16.9%".

The application should be rejected.

Mary Mulvihill

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260902-204025-79302

Reference Number:**提交限期**

08/09/2026

Deadline for submission:**提交日期及時間**

02/09/2026 20:40:25

Date and time of submission:**有關的規劃申請編號**

A/YL-TT/807

The application no. to which the comment relates:**「提意見人」姓名/名稱**

居民代表

Name of person making this comment:**意見詳情****Details of the Comment :**

A/YL-TT/807 就以上規劃申請會影響很多方面問題，該地段道路，裏面有很多城規會批核的貨倉，但申請表與現實的環境不同，還有所申報的資料車輛全部重型車還有40尺拖架貨櫃，已經令到村裏路面嚴重損耗，還有比較重點的是止村路是單線雙程來回車輛，如果一直發展貨倉會令到交通嚴重負荷，所以本人反對以上規劃申請。

因為此村由5/60年代至今由農業開始所以由村牌坊開始道路是不能發展貨倉業務請城規會實地探訪，避免官逼民反，謝謝

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260904-172324-84886

Reference Number:**提交限期**

08/09/2026

Deadline for submission:**提交日期及時間**

04/09/2026 17:23:24

Date and time of submission:**有關的規劃申請編號**

A/YL-TT/807

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Lee

Name of person making this comment:**意見詳情****Details of the Comment :**

反對規劃申請 A/YL-TT/807

申請編號：A/YL-TT/807

申請地點：元朗大棠丈量約份第118約地段第1940號（部分）

申請用途：擬議臨時貨倉（危險品倉庫除外）及相關填土工程（為期3年）

本人 / 本人代表附近居民及受影響人士，就上述規劃申請提出反對，理由如下：

一、現有道路狀況並不適合貨倉用途

申請地點位於大棠一帶，附近道路部分路段較為狹窄，而且已有居民、行人、單車及其他車輛使用。

如批准興建臨時貨倉，預計會增加貨車、輕型貨車及其他車輛出入，尤其在貨物上落及運送期間，容易造成車輛等候、交匯困難及交通擠塞。

現有道路環境未必能夠應付貨倉所產生的額外交通流量，亦會增加附近道路使用者的風險。

二、對行人及單車使用者構成安全風險

大棠一帶除居民外，亦有行人及單車人士使用附近道路。

貨倉運作涉及貨車頻繁進出，當大型車輛在狹窄道路轉彎、倒車或進出申請地點時，容易與行人、單車及其他車輛產生衝突。

尤其申請地點並非位於一個完善的工業區或大型物流區內，因此不應單純以「臨時貨倉」為理由忽略實際道路安全問題。

三、相關填土工程可能影響附近排水及水浸情況

本申請除了貨倉用途外，亦包括相關填土工程。

如大幅改變現有地勢及地面高度，可能改變天然雨水流向及附近地區的排水情況。

大棠一帶遇到暴雨時，附近道路及低窪地區的排水問題不容忽視。若填土後雨水被導向鄰近土地或道路，可能增加水浸風險，對附近居民造成實際影響。

因此，在未能充分證明填土工程不會對附近排水系統造成不良影響之前，不應批准有關申請。

四、貨倉用途與大棠一帶的鄉郊環境並不協調

大棠一帶具有明顯的鄉郊及自然環境特色，附近亦有村落、農地及其他鄉郊用途。

貨倉屬於具有一定商業及物流性質的用途，涉及車輛出入、貨物裝卸及運輸活動。

即使申請只屬臨時3年，實際上仍會對附近環境及土地用途造成影響，不應因為申請期限只有3年而低估其影響。

五、存在累積規劃影響

值得注意的是，大棠第118約近期已有多宗涉及臨時貨倉、露天存放、填土及其他臨時用途的規劃申請。

因此，本申請不應只單獨考慮其本身的交通及環境影響，而應同時考慮同一地區多宗申請所產生的累積交通、環境、排水及道路安全影響。

若每一宗申請均以個別案件處理，而沒有考慮整個大棠第118約的累積影響，可能導致區內貨倉及相關用途不斷增加，令原本已有限的道路及基礎設施承受更大壓力。

六、貨車進出及裝卸活動的實際影響需要充分評估

貨倉並非單純靜態建築物，而是會產生貨物運輸及裝卸活動。

即使申請人聲稱不涉及危險品，亦不代表不會產生交通及環境影響。

城規會應要求申請人清楚交代：

每日預計有多少架貨車及其他車輛進出；

貨車的種類及車輛尺寸；

每日貨物裝卸次數；

貨車是否需要在公共道路上等候；

貨車進出時是否需要倒車；

是否有足夠的場內迴旋及等候空間；

會否對附近道路造成阻塞。

在上述資料未充分證明不會對附近道路造成不良影響前，不應批准申請。

七、消防及緊急車輛進出問題

貨倉用途涉及大量貨物及儲存活動，必須確保消防車輛及其他緊急服務車輛能夠在發生事故時迅速到達。

如申請地點及附近道路本身較為狹窄，而同時增加貨車及其他車輛流量，一旦發生火警或其他緊急事故，可能影響消防車輛進出。

因此，有關申請應充分證明消防及緊急車輛進出安排符合要求。

八、不應以「臨時3年」作為忽略長期影響的理由

申請雖然只要求3年臨時規劃許可，但實際上臨時用途往往會在期滿後再申請續期。

因此，城規會應從整體及長遠角度考慮有關用途是否適合設於該地點，而不能單純因為申請期只有3年便認為影響有限。

九、要求城規會審慎考慮並拒絕申請

綜合上述原因，本人認為：

現有道路未必適合增加貨倉所產生的貨車交通；

會增加行人及單車人士的交通安全風險；

填土工程可能影響附近排水及水浸情況；

貨倉用途與大棠鄉郊環境並不協調；

區內已有多宗類似臨時發展，存在累積影響；

申請未能充分證明有關發展不會對附近交通、環境、排水及居民造成不良影響。

因此，本人正式反對規劃申請 A/YL-TT/807，並懇請城市規劃委員會不批准上述申請。