Previous s.16 Applications Covering the Application Site

Approved Application

Application No.	Zoning (at the time of consideration)	Use/Development	Date of Consideration
A/YL-PS/729	"CDA"	Proposed Warehouse for a Period of 3 Years	20.9.2024 (Revoked on 20.3.2026)

Rejected Applications

Application No.	Zoning (at the time of consideration)	Use/Development	Date of Consideration	Rejection Reason(s)
A/YL-PS/33	"U"	Proposed Private Car/Rigid Lorry/Container Lorry Park and Open Storage of Unregistered Car for a Period of 4 Years	17.7.1998	(1) & (2)
A/YL-PS/79	"U"	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	14.7.2000	(3) & (4)
A/YL-PS/82	"U"	Temporary Open Storage of Construction Materials for 3 Years	23.2.2001 (TPB)	(3) & (4)
A/YL-PS/113	"U"	Temporary Open Storage of Building Materials and Construction Machinery for a Period of 3 Years	14.6.2002	(1)
A/YL-PS/170	"U"	Temporary Open Storage of Construction Machinery for a Period of 3 Years	21.5.2004 (TPB)	(1) & (2)
A/YL-PS/186	"U"	Temporary Open Storage of Construction Machinery for a Period of 3 Years	17.7.2004	(1), (2), (7)
A/YL-PS/233	"U"	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	9.6.2006 (TPB)	(1), (5), (7)
A/YL-PS/642	"CDA"	Proposed Residential Development (Houses)	24.12.2021	(1), (5), (6)

Rejection Reasons

(1) Insufficient information to demonstrate that no adverse traffic, drainage, sewerage, environmental and/or landscape impacts on the surrounding areas.
(2) Setting of an undesirable precedent.
(3) Not compatible with the surrounding land uses.
(4) Insufficient information to demonstrate that adequate screening and mitigation measures would be implemented.
(5) Insufficient information to demonstrate that due effort has been made to acquire the remaining portion of the Site and the comprehensiveness of the proposed development will not be adversely affected.
(6) The development potential of the unacquired lots and individual lot owner's land interest should not be adversely affected.
(7) Not in line with the Town Planning Board Guidelines on "Open Storage and Port Back-up Uses".

Similar Applications in the same "CDA" Zone in the past 5 years

Approved Applications

Application No.	Development/Use	Date of Consideration
A/YL-PS/650	Renewal of Planning Approval for Temporary Warehouse (Storage of Used and New Construction Materials and Equipment) for a Period of 3 Years	28.1.2022
A/YL-PS/742	Renewal of Planning Approval for Temporary Warehouse (Storage of Used and New Construction Materials and Equipment) for a Period of 3 Years	14.2.2025

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 Site comprises Old Schedule Agricultural Lots held under 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 adverse comment on the application.

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

No objection to the application.

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;
- should the Town Planning Board consider the application acceptable, a condition should be stipulated in the approval letter requiring the applicant to submit a revised drainage proposal, to implement and maintain the proposed drainage facilities as per the revised drainage proposal for the Site to the satisfaction of his department; and
- regarding the submitted drainage proposal, the applicant should note his advisory comments at **Appendix V**.

4. Fire Safety

Comments of the Director of Fire Services:

- 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 12 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 has no objection to / no adverse comment on the application:

- Director of Agriculture, Fisheries & Conservation (DAFC);
- 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 development on the application site (the Site);

(b) the planning permission is given to the development/use(s) and structures under application. It does not condone any other development/use(s) (i.e. open storage) not covered by the application. Immediate action should be taken to discontinue such development/use(s) and remove such structures not covered by the permission;

(c) should the applicant fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration would not be given to any further applications;

(d) to resolve any land issues relating to the development with the concerned owner(s) of the Site;

(e) 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 Waivers (STW) to permit structure(s) erected at the private lots. 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 the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;

(f) to note the comments of the Commissioner for Transport (C for T) that:

  (i) 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; and

  (ii) the local track and footpath leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track and footpath for using it as the access to the Site;

(g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:

  (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and

  (ii) the access road connecting the Site with Long Ping Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Long Ping Road;

(h) 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 ("COP") issued by the Environmental Protection Department (EPD);

(i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:

(i) the applicant should note the following comments regarding the submitted drainage proposal:

(a) please refer to the latest Technical Note No.1 – Technical Note to Prepare a Drainage Submission issued by DSD for detailed guidance on preparing the drainage proposal;

(b) please advise whether any site formation or levelling works will be carried out under this application. Cross-sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be provided;

(c) pursuant to Clause 6.6.1 of the Stormwater Drainage Manual, the applicant should assess the impact of a 50-year event in the design of the proposed drainage system to check whether a higher standard than the 10 years is justified;

(d) the applicant should check and ensure that the hydraulic capacity of the existing drainage facilities will not be adversely affected by the captioned development;

(e) the gradient and the size of the proposed U-channels should be shown on the drainage plan. Additionally, the cover levels and invert levels of the proposed U-channels, catchpits, and sand traps should be indicated on the plan;

(f) please provide the connection details at the discharge point and indicate the relevant levels (e.g., cover level, invert level, and catchpit bottom level) on the drawing;

(g) please confirm whether any walls or hoardings will be erected along the site boundary. If so, adequate openings should be provided to intercept the existing overland flow passing through the site. Please provide the relevant details for our review and comment;

(h) the applicant should submit Form HBP1 to this Division to apply for a technical audit for any proposed connection to DSD's drainage facilities; and

(i) the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches, or adjacent areas; and

(ii) the applicant shall resolve any conflicts or disagreements with the relevant lot owners and seek permission from the DLO/YL of LandsD for laying new drains or channels and/or modifying or upgrading existing ones in other private lots or on Government Land outside the Site, where required;

(j) 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^2, wheeled type dry chemical fire extinguisher, stand-alone fire detector, emergency lighting and directional & exit signs shall be provided;

(b) in relation to item (a) 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;

(c) stand-alone fire detectors shall be provided in accordance with the "Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]";

(d) a 20-35kg wheeled type dry chemical fire extinguisher shall be provided in every 500m^2 on every floor of the premises and ensure that every part of the premises can be reached from a distance of not more than 30m;

(e) modified hose reel system and fire alarm system are considered as self-upgrades and are not mandatory requirements of his department; and

(f) a sufficient number of emergency lighting and directional & exit signs shall be provided; and

(g) 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

(k) 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 B(P)R at building plan submission stage;

(iii) for unauthorised building works (UBWs) erected on lease land, enforcement 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 BO (Cap. 123);

(iv) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of B(P)R; and

(v) detailed checking under BO will be carried out at building plan submission stage.

□Urgent □Return receipt □Expand Group □Restricted □Prevent Copy □Confidential

tpbpd/PLAND

寄件者: [redacted]
寄件日期: 2026年09月06日星期日 0:12
收件者: tpbpd/PLAND
主旨: A/YL-PS/792 DD 122 Nr Shui Pin Wai InterchangePing Shan

類別: Internet Email

Dear TPB Members,

729 approved 20 Spt 2024, revoked 20 Mar 2026.

This application provides no concrete details with regard to fulfilling the conditions.

Previous objections upheld. There is no justification for approval.

Mary Mulvihill

From: [redacted]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 28 August 2024 3:03 AM HKT
Subject: A/YL-PS/729 DD 122 Nr Shui Pin Wai InterchangePing Shan

A/YL-PS/729

Lot 665 R.P. (part), 676 R.P., 677 R.P., 678 R.P.(part), 679 R.P. (part), 680 R.P.(part), 681, 682 R.P.(part), 683 R.P.(part), 687 R.P. (part), 689 R.P.(part) and 954 R.P.(part) in D.D. 122, Nr. Shui Pin Wai Interchange, Ping Shan

Site area: About 8,530sq.m

Zoning: "Comprehensive Development Area"

Applied use: Warehouse / 3 Vehicle Parking

Dear TPB Members,

691 withdrawn, back with a increased footprint and an application for 12 warehouses. Much of the site has been stripped of vegetation but there are still some trees left. However, no mention of tree felling and compensation.

The site is zoned CDA so any development should be compatible with the planned end use of the lots.

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Members should question how this brownfield operation would impact the planning intention for the area. The lots are not designated Cat 2 under the TPB PG-No. 13G demarcations.

Mary Mulvihill

From: [redacted]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 3 July 2023 9:02 PM HKT
Subject: A/YL-PS/691 DD 122 Ping Shan

A/YL-PS/691

Lots 676 RP (Part), 677 RP (Part), 678 RP (Part), 679 RP (Part), 680 RP, 681, 682 and 683 (Part) in D.D. 122, Ping Shan

Site area: About 7,400sq.m

Zoning: "Comprehensive Development Area"

Applied use: Open Storage of Construction Materials / 5 Vehicle Parking

Dear TPB Members,

Objections, this lots are part of Application 642 for a large residential development. This was rejected.

The applicant fails to demonstrate that the proposed development would not generate adverse traffic, ***environmental, sewerage, drainage and landscape impacts on the surrounding areas."***

There are plans for large developments in Ping Shan. Approving open storage use could hinder progress and would have a negative impact on the surroundings.

Mary Mulvihill