Previous Applications Covering the Application Site

Approved Applications

	Application No.	Proposed Use(s)/ Development(s)	Date of Consideration (RNTPC)
1	A/YL-TT/38	Pond Filling and Site Formation for Tree Plantation	11.9.1998
2	A/YL-TT/75	Pond Filling for Grass Growing and Tree Plantation	2.6.2000
3	A/YL-TT/583	Proposed Temporary Vehicle Repair Workshop and Open Storage for a Period of 3 Years and Associated Filling of Land	23.6.2023 [revoked on 23.12.2024]
4	A/YL-TT/695	Proposed Temporary Vehicle Repair Workshop and Open Storage for a Period of 3 Years and Associated Filling of Land	5.9.2025

Rejected Applications

	Application No.	Proposed Use(s) / Development(s)	Date of Consideration (RNTPC/TPB)	Rejection Reason(s)
1	A/YL-TT/50	Temporary Open Storage of Construction Machinery and Construction Materials for 12 Months	14.5.1999	(1), (2), (4)
2	A/YL-TT/94	Temporary Radio Control Model Aircraft flying field for a Period of 3 Years	12.1.2001	(1), (4), (5)
3	A/YL-TT/106	Temporary Radio Control Model Aircraft Flying Field for a Period of 3 Years	3.5.2002 (on review)	(1), (4), (5)
4	A/YL-TT/141	Temporary Radio Control Model Aircraft Flying & Plantation Hobby Field for a Period of 18 Months	2.5.2003 (on review)	(1), (4), (5)
5	A/YL-TT/186	Temporary Open Storage of Construction Materials with Ancillary Container-Converted Site Office for a Period of 3 Years	10.3.2006 (on review)	(1), (3), (4), (5)

	Application No.	**Proposed Use(s) / Development(s)**	**Date of Consideration (RNTPC/TPB)**	**Rejection Reason(s)**
6	A/YL-TT/202	Temporary Place of Recreation, Sports or Culture (Barbecue Area, Hobby Farm and Mini-motorcycle Playground) for a Period of 3 Years	9.3.2007	(1), (4), (5)
7	A/YL-TT/323	Temporary Open Storage of Construction Materials with Ancillary Office and Workshop for a Period of 3 Years	7.3.2014	(1), (3), (4), (5)
8	A/YL-TT/339	Temporary Open Storage of Construction Materials with Ancillary Office for a Period of 3 Years	12.12.2014	(1), (3), (4), (5)
9	A/YL-TT/346	Temporary Open Storage of Construction Materials with Ancillary Office for a Period of 3 Years	26.6.2015 (on review)	(1), (3), (4), (5)

Rejection Reason(s):

(1) No strong justification for a departure from the planning intention.

(2) Not compatible with the surrounding areas.

(3) Not comply with the then Town Planning Board Guideline for Application for Open Storage and Port Back-up Uses.

(4) Setting of an undesirable precedent.

(5) Failure to demonstrate that the development would not generate adverse impacts on the surrounding areas.

Similar Applications within the Subject "Agriculture" Zone
on the Tai Tong Outline Zoning Plan in the Past Five Years

Approved Application

	Application No.	Development(s)/Use(s)	Date of Consideration (RNTPC)
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

	Application No.	**Development(s)/Use(s)**	**Date of Consideration (RNTPC)**
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/772	Temporary Warehouse for Storage of Metal and Timber and Associated Filling of Land for a Period of 3 Years	9.10.2026
16	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
17	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
18	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
19	A/YL-TT/807	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of 3 Years	9.10.2026

Government Departments' General Comments

1. Traffic

(a) Comments of the Commissioner for Transport:

- no adverse comment on the application; and
- 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; and
- advisory comments as detailed in **Appendix IV**.

2. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no in-principle objection to the proposed use from drainage point of view and no adverse comment on the submitted drainage impact assessment (DIA);
- should the application be approved, approval conditions requiring the implementation and maintenance of the drainage facilities in the accepted DIA for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board should be stipulated; and
- advisory comments as detailed in **Appendix IV**.

3. Fire Safety

Comments of the Director of Fire Services:

- no objection to the application subject to fire service installations being provided to his satisfaction;
- advisory comments as detailed in **Appendix IV**.

4. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment on the application;
- based on the aerial photo taken in 2025, the application (the Site) was situated in an area of miscellaneous rural fringe landscape character comprising temporary structures, burial ground and tree clusters. The proposed use is considered not incompatible with the landscape character of the area;
- with reference to the site photos taken in April 2026, the Site was formed with

temporary structures. No distinctive landscape resources were observed within the Site and no tree felling is involved as stated in the Application Form; and

- in view of the above, significant adverse landscape impact arising from the proposed use is not anticipated.

5. District Officer's Comments

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

- no comment from departmental point of view; and
- his office has not received any comment from the village representatives in the vicinity.

6. Other Departments

The following departments have no objection to/no comment on the application and their advisory comments, if any, are detailed in **Appendix IV**:

- Chief Building Surveyor/New Territories West, Buildings Department;
- Chief Engineer/Construction, Water Supplies Department;
- Project Manager (West), Civil Engineering and Development Department;
- Director of Electrical and Mechanical Services; 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) 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 GL and various 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 1307, 1399, 1402, 1403 and 1430 in D.D. 118 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD;

(iii) GL within the Site (about 2,095m^2 as mentioned in the application form) has been unlawfully occupied with unauthorised structure(s) without any permission. Any occupation of GL without Government's prior approval is an offence under Cap.28. His office objects to the planning application since there is unlawful occupation of GL and regularization would not be considered according to the prevailing policy. The lot owner(s) should immediately cease the unlawful occupation of GL and remove the unauthorized structure(s) as demanded by LandsD. his office reserves the rights to take necessary land control action against the unlawful occupation of GL without further notice; and

(iv) the lot owner(s) shall apply to LandsD for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structure(s) erected with the said private lots and the occupation of the GL. The application(s) for STW and STT will be considered by LandsD in its capacity as a landlord and there is no guarantee that such application(s) will be approved. The STW and STT, if approved, will be subject to such terms and conditions, including the payment of waiver fee/rent and administrative fee, as considered appropriate by LandsD. Besides, given the applied uses are temporary in nature, only erection of temporary structure(s) will be considered;

(d) to note the comments of the Commissioner for Transport that 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) HyD should not be responsible for maintaining any access connecting the Site and Tai Shu Ha Road West;

(ii) if the proposed access on Tai Shu Ha Road West is approved by TD, the applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings no. H113 and H114, or H5133, H5134 and H5135, whichever set if appropriate to match with the existing adjacent pavement; 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) the applicant should implement the drainage facilities on site in accordance with the agreed Drainage Impact Assessment;

(ii) the applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system;

(iii) the development should neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas, etc;

(iv) the applicant should resolve any conflict/disagreement with relevant lot owner(s) 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 application site(s);

(v) the applicant is reminded to submit a duly completed Form HBP1 together with a cheque to DSD for either a technical audit by DSD or self-certification by registered professional at the applicant's cost on the completed connection works. The applicant is also reminded to submit a duly completed declaration form (Form HBP1_CC) and to provide latest approved and certified as-built drainage plans as well as relevant construction records to DSD at least 9 days before each technical audit by DSD. The applicant may refer to DSD Advice Note No.2 – How to make Drainage Connections which is available on DSD's homepage; and

(vi) 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;

(g) to note the comments of the Director of Environmental Protection**:**

(i) the applicant should 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) the applicant should 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) 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 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; and

(iii) 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) 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 (UBWs) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

(ii) 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;

(iii) 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;

(iv) 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;

(v) 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;

(vi) 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

(vii) 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04月27日星期一 1:22
收件者: tpbpd/PLAND
主旨: A/YL-TT/781 DD 118 Tai Tong

類別: Internet Email

A/YL-TT/781

Lots 1299, 1305 S.A (Part), 1305 S.B RP (Part), 1306 S.A, 1306 S.B (Part), 1307, 1308, 1309 RP, 1310, 1317 RP, 1318, 1360 (Part), 1392 (Part), 1393 (Part), 1394, 1395, 1396, 1397, 1398 S.A & B, 1399 (Part), 1402 (Part), 1403 (Part), 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428 (Part), 1429, 1430, 1431, 1433, 1434 (Part), 1435 (Part), 1538 (Part), 1539 (Part) and 1540in D.D. 118 and Adjoining Government Land, Tai Tong

Site area: About 23,202sq.m Includes Government Land of about 2,095sq.m

Zoning: "Agriculture"

Applied use: Warehouse / Open Storage / 6 Vehicle Parking

Dear TPB Members,

695 was approved 5 Sept 2025. Back with a reduction in stie area and are workshop replaced with warehouse.

Previous objections upheld.

190. **A Member considered that the approval of planning applications for the applied use involving filling of land, even on a temporary basis, would lead to irreversible degradation of the condition of arable land. The Member expressed that the general statement as indicated in PlanD's Papers that approval of such applications on a temporary basis would not frustrate the long-term planning intention of the "Agriculture" ("AGR") zone was not entirely true.**

In response, the Chairman said that P**lanD could review the wordings used in the planning considerations and assessments for similar applications, where appropriate**.

So the core issues are to brushed off by rewording PlandD's recommendations with no consideration to the impact of slathering 23,000+sq.mts in concrete would have in an era of climate change and predictions of ever increasing rainfall. Not a single tree or any other measure to mitigate the

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impact. Filling in of large tracts of land should come with the condition to install 'sponge city' features.

Mary Mulvihill

From: [redacted] <[redacted]>
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 12 May 2025 3:26 AM HKT
Subject: Re: A/YL-TT/695 DD 118 Tai Tong

Dear TPB Members,

But no supporting letters from local residents who have to live with a large brownfield operation close to their homes.

This is not the vision the community was presented with some years ago when there were promises to contain these operations on industrial estates in order to provide the community with more healthy and attractive living environment.

Mary Mulvihill

From: [redacted] <[redacted]>
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 10 February 2025 1:48 AM HKT
Subject: A/YL-TT/695 DD 118 Tai Tong

A/YL-TT/695

Various Lots in D.D. 118 and Adjoining Government Land, Tai Tong

Site area : About 25,534sq.m Includes Government Land of about 2,670sq.m

Zoning: "Agriculture" and "Open Storage"

Applied use: Repair Workshop / Open Storage / 25 Vehicle Parking

Dear TPB Members.

583 approved 23 June 2023 but conditions not fulfilled.

583 was approved DESPITE reservations on the part of a number of government depts and strong objections from local residents. This was because the Sec for Development frequently overrides the TPB guidelines for expediency.

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But it is the local residents who lave to live with the consequences. In addition, as the now reduced site has a significant proportion of public land, members have a duty to inquire into what conditions are not being fulfilled and what impact filling in such a large site has had on the local environment.

"the Site fell within Category 2 areas of TPB PG. No.13G where planning permission for temporary uses for three years **could be granted where there was no adverse departmental comments and local objections** (or the concerns could be addressed through i**mplementation of approval conditions**).

BUT CONDITIONS HAVE NOT BEEN FULFILLED.

While Sec for Development can bully other depts, members of the board are supposed to be independent and are appointed to prioritize the interest of the community.

Please fulfil your duty.

Mary Mulvihill

From: [redacted]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 1 May 2023 3:30 AM HKT
Subject: Re: A/YL-TT/583 DD 118 Tai Tong

Dear TPB Members,

The applicant proposes filling in the entire site. However according to Google Maps there are trees on part of the site, but there is no mention of tree felling.

Questions please.

Mary Mulvihill

From: [redacted]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 24 January 2023 3:05 AM CST
Subject: A/YL-TT/583 DD 118 Tai Tong

A/YL-TT/583

Various Lots in D.D. 118 and Adjoining Government Land, Tai Tong

Site area : About 29,200 (30,000)sq.m Includes Government Land of about 2,670sq.m

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Zoning: "Agriculture" and "Open Storage"

Applied use: Repair Workshop / Open Storage / 24 Vehicle Parking

Dear TPB Members,

So the solution to the 'housing' issue is to rezone Green Belt and farm land to residential and then to justify the creation of new brownfield operations by encouraging encroachment onto the remaining farm land.

When the plans for the new towns were touted, the community was assured that this would be progress towards the elimination of brownfields not the creation of new ones. Officials pledged that the operations to be evicted from the lots requisitioned for housing would be accommodated in purpose built compounds.

However applications like this prove that the pledges made were expedient lies and that rather than improve conditions in NT, the outcome will be nothing more than high rise developments surrounded by ..... new brownfields.

Approval of this application will underline the extent of the empty promises, particularly as almost 3,000sq.mts is government land.

Mary Mulvihill