Appendix II of RNTPC
Paper No. A/YL-TYST/1377

Previous Applications covering the Application Site

Approved Application

	Application No.	Proposed Use(s)	Date of Consideration (RNTPC)
1	A/YL-TYST/1071	Proposed Temporary Car Washing Centre for a Period of 3 Years	11.6.2021 [revoked on 11.12.2021]

Rejected Applications

	Application No.	Proposed Use(s)	Date of Consideration (RNTPC/TPB)	Rejection Reason(s)
1	A/YL-TYST/124	Temporary Container Tractor/Trailer Park for a Period of 2 Years	16.3.2001	(1), (2), (3), (4), (5)
2	A/YL-TYST/545	Temporary Community Based Recyclable Collection Centre (including Plastics, Paper and Metals) for a Period of 3 Years	16.12.2011	(1), (6), (7)

(1) No strong justifications for a departure from the planning intention.
(2) Not compatible with the residential structures in the vicinity area.
(3) Approving the application would result in a further degradation of the environmental and traffic conditions of the area.
(4) Insufficient information in the submission to demonstrate that the development would not generate adverse drainage impact on the surrounding areas.
(5) Insufficient information in the submission to demonstrate why suitable sites within the "Undetermined" zone cannot be made available for the development.
(6) Not complied with the previous version of Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E).
(7) Setting an undesirable precedent.

Appendix III of RNTPC
Paper No. A/YL-TYST/1377

Similar Applications within the same "R(D)" Zone in the past 5 years

Approved Applications

	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC)
1	A/YL-TYST/1234	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years	10.11.2023 [revoked on 10.5.2025]
2	A/YL-TYST/1318	Proposed Temporary Warehouse with Ancillary Facilities for a Period of 3 Years	27.2.2026
3	A/YL-TYST/1326	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years	27.2.2026

Government Departments' General Comments

1. Traffic

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

No adverse comment on the application from traffic engineering perspective.

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

No comment from highways maintenance point of view.

2. Drainage

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

- no in-principle objection to the application from a drainage point of view provided that all existing drains/watercourse in the vicinity of the Site should be maintained and the overland flow from adjacent lands should not be affected; and

- should the Town Planning Board (the Board) consider that the application is acceptable from the planning point of view, approval conditions requiring the submission, implementation and maintenance of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Board should be stipulated; and

- the applicant should note his advisory comments at **Appendix V**.

3. 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.

4. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection under the Buildings Ordinance (BO) on the application; and

- it is noted that five 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 unauthorised building works under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

5. Long-Term Development

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

- the Civil Engineering and Development Department (CEDD) and PlanD jointly commissioned the "Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) – Investigation". According to the Revised Recommended Outline Development Plan of YLS promulgated in May 2020, the Site falls within an area zoned "Residential – Zone 5", "Green Belt (1)" and an area shown as 'Road' on Third Phase Development; and

- the objective of YLS development is to transform the degraded rural land predominantly occupied by brownfield operations including open storage yards, warehouses and rural industrial uses into housing and other uses with supporting infrastructure and community facilities, and to improve the existing environment. It is noted that the application is for temporary use for a period of three years. In considering the application for temporary uses, due consideration should be given on the possible implication on land clearance which would affect the future implementation of YLS.

6. District Officer's Comments

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

His office has not received any feedback from locals.

7. 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 Agriculture, Fisheries and Conservation (DAFC);
- Director of Electrical and Mechanical Services (DEMS); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

(a) to note that the application site (the Site) might be resumed at any time during the planning approval for implementation of government projects;

(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/use (i.e. open storage use) which currently exists 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 Commissioner for Transport (C for T) that:

  (i) consent of the owners/managing departments of the local track and footpath should be obtained for using it 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) his department shall not be responsible for the maintenance of any access connecting the Site and Long Hon Road; and

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

(f) to note the comments of the Director of Environmental Protection (DEP) that:

  (i) 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 his department should be followed to minimise any potential environmental nuisances on the surrounding areas;

  (ii) 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;

  (iii) no workshop activities should be conducted on the Site, as committed in the applicant's justification; and

  (iv) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;

(g) to note the general 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;

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

(i) the Site is in the vicinity of an existing streamcourse and the applicant shall be required to place all the proposed works 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to his satisfaction;

(ii) the applicant should be reminded to minimise the possible adverse environmental impacts on the existing streamcourse in his design and during construction. Furthermore, as natural watercourses in village areas are within the jurisdiction of Home Affairs Department (HAD) under ETWB TCW No. 14/2004, comments from HAD should be sought;

(iii) all existing drains/watercourse should be maintained and the overland flow from adjacent lands should not be affected; and

(iv) 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; 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 the 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) 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;

(iv) 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;

(v) the 9m high workshops are considered excessive. It should be justified upon final plan submission to BD; 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10月22日星期四 1:49
收件者: tpbpd/PLAND
主旨: A/YL-TYST/1377 DD 121 Tong Yan San Tsuen

類別: Internet Email

A/YL-TYST/1377
Lot Nos. 961(Part), 962(Part), 963(Part), 964(Part), 965(Part) and 969 RP(Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long
Site area: About 2,642sq.m (Includes Government Land of about 86sq.m)
Zoning: "Res (Group D)"
Applied use: Warehouse / 4 Vehicle Parking

Dear TPB Members,

The fake ABE was withdrawn and the operator went ahead with the real plan, warehouse. The lots have been combined with the 1071 Car Wash approved 11 June 2021 and revoked 6 months later.

So five years with no oversight or requirement to fulfil conditions.

This will no doubt be back again in 2 years when the conditions are not fulfilled.

Mary Mulvihill

From: [redacted]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, February 9, 2021 2:05:31 AM
Subject: A/YL-TYST/1073 DD 121 Tong Yan San Tsuen

A/YL-TYST/1073
Lots 955 S.B (Part), 961 (Part), 962 (Part), 963 (Part), 964 (Part), 965 (Part) and 969 (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long
Site area : About 2,198sq.m
Zoning : "Res (Group D)"
Applied use : Dog Kennel, Dog Salon and Dog Recreation Centre / 5 Vehicle Parking

Dear TPB Members,

The lots have been used for unapproved brownfield use, open storage and parking.

Tong Yan San Tsuen OZP is currently under consultation. The planning intention if for extensive public and private housing with community and recreational facilities.

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Homes for dogs was not a consideration. There are dozens of such facilities all over NT taking up thousands of square meters that should be used to house humans. In fact dogs have more GFA per head than many people in the community.

What are the credentials of the operator and experience in this field?

The drainage proposal/septic tank could cause possible soil contamination of land intended for residential use.

Members should not approve any uses that would hinder the development of the promised public housing and other people oriented facilities.

Mary Mulvihill