

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-TYST/1311**

- Applicant** : 聯合倉庫管理有限公司
- Site** : Lot 1311 S.B ss.2 in D.D. 119, Pak Sha Tsuen, Yuen Long
- Site Area** : 476 m<sup>2</sup> (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14
- Zoning** : “Residential (Group C)” (“R(C)”)   
*[Restricted to a maximum plot ratio of 0.4 and a maximum building height of 3 storeys including car park (9m)]*
- Application** : Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for proposed temporary warehouse for storage of construction materials for a period of three years at the application site (the Site) zoned “R(C)” on the OZP (**Plan A-1**). According to the covering Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). The Site is currently vacant, partly fenced off and covered with vegetation. (**Plans A-2 to A-4**).
- 1.2 The Site with the ingress/egress at the southwestern part is accessible from Kung Um Road via a local track. According to the applicant, the proposed use is for storage of construction materials (including bricks, sandstones, glass and tiles) and to supplement the temporary warehouse use under planning application No. A/YL-TYST/1305<sup>1</sup> to the south of the Site. No inflammable item will be stored at the Site. Two single-storey structures (not exceeding 6m in height) with a total floor area of about 416m<sup>2</sup> are provided for warehouse use. No parking and loading/unloading

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<sup>1</sup> For Members’ information, application No. A/YL-TYST/1305 for temporary warehouse for storage of construction materials for a period of three years was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 2.5.2025.

(L/UL) space will be provided and trolleys will be used for the delivery of construction materials from the application site under application No. A/YL-TYST/1305. Plans showing the site layout and fire service installations (FSIs) proposal submitted by the applicant are at **Drawings A-1** and **A-2** respectively.

1.3 The major development parameters of the application are summarised as follows:

Site Area	About 476 m <sup>2</sup>
Total Floor Area (Non-domestic)	About 416 m <sup>2</sup>
No. and Height of Structures	2 • for warehouse use (6 m, 1 storey)
No. of Parking Space and L/UL Space	Nil
Operation Hours	8:00 a.m. to 8:00 p.m., with no operation on Sundays and Public Holidays

1.4 In support of the application, the applicant has submitted the following documents:

- (a) Application Form with attachments received on 11.4.2025 (**Appendix I**)
- (b) Further Information (FI) received on 3.6.2025 (**Appendix Ia**)  
*[accepted and exempted from publication and recounting requirements]*

## **2. Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Application Form and FI (**Appendices I** and **Ia**). They can be summarised as follows:

- (a) the proposed use is temporary in nature and would not jeopardise the long-term planning intention of the area;
- (b) no filling of pond and excavation of land will be carried out at the Site;
- (c) short term waiver (STW) application will be submitted upon approval of the current planning application; and
- (d) the applicant pledges to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (“Code of Practice”). No adverse environmental impact arising from the proposal is envisaged.

## **3. Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by posting site notice and sending notice to the Ping Shan Rural Committee by registered post. Detailed information would be deposited at the meeting for Members’ inspection.

#### **4. Background**

The Site is currently not subject to planning enforcement action.

#### **5. Previous Application**

There is no previous planning application concerning the Site.

#### **6. Similar Applications**

There are seven similar planning applications (No. A/YL-TYST/1232, 1233, 1235, 1236, 1259, 1276 and 1305) involving six sites for various temporary warehouse uses with/without open storage use within/straddling the subject “R(C)” zone in the past five years. All seven applications were approved with conditions each for a period of three years by the Committee mainly on the considerations that the proposal was not incompatible with the surrounding areas; approval of the application on a temporary basis would not frustrate the long-term development of the area; and the concerns of relevant government departments could be addressed by imposing approval conditions. Details of the applications are summarised in **Appendix II** and the locations of the sites are shown on **Plan A-1**.

#### **7. The Site and Its Surrounding Areas (Plans A-1 to A-4)**

7.1 The Site is:

- (a) accessible from Kung Um Road via a local track (**Plans A-2 and A-3**); and
- (b) currently vacant, partly fenced off and covered with vegetation. (**Plans A-2 to A-4**).

7.2 The surrounding areas comprise predominantly warehouses and open storage/storage yards with scattered residential structures, vehicle repair workshops, car servicing, a shop, agricultural land, unused land and vacant land (**Plans A-2 and A-3**). Some of these uses in the vicinity are suspected unauthorized developments subject to planning enforcement action.

#### **8. Planning Intention**

The planning intention of the “R(C)” zone is primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

#### **9. Comments from Relevant Government Departments**

All government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments are provided in **Appendices III and IV** respectively.

## **10. Public Comment Received During the Statutory Publication Period**

On 25.4.2025, the application was published for public inspection. During the statutory public inspection period, a public comment was received from an individual expressing views that the current application is related to another application No. A/YL-TYST/1305 which is subject to previous revocation and such concern should be taken into consideration by the Board (**Appendix V**).

## **11. Planning Considerations and Assessments**

- 11.1 The application is for proposed temporary warehouse for storage of construction materials for a period of three years at the Site zoned “R(C)” on the OZP. While the proposed use is not in line with the planning intention of “R(C)” zone, there are no known development programme or proposals for residential development at the Site for the time being. The Site also falls within the possible expansion of the Yuen Long South (YLS) Development Area which is currently under review together with YLS Third Phase Development. In this regard, the Chief Engineer/Cross-Boundary Infrastructure and Development of Planning Department and Project Manager (West) of Civil Engineering and Development Department have no objection to the application. Approval of the application on a temporary basis for a period of three years would not jeopardise the long-term development of the area.
- 11.2 The surrounding areas comprise predominantly warehouses and open storage/storage yards with scattered residential structures, vehicle repair workshops, car servicing, a shop, agricultural land, unused land and vacant land (**Plans A-2 and A-3**). The proposed use is generally not incompatible with the surrounding land uses.
- 11.3 Concerned government departments consulted, including the Commissioner for Transport, Director of Environmental Protection, Director of Fire Services and Chief Engineer/Mainland North of Drainage Services Department have no objection to or no adverse comment on the application from traffic, environmental, fire safety and drainage aspects respectively. Furthermore, relevant approval conditions are recommended in paragraph 12.2 below to address the technical requirements of concerned government departments. Should the planning application be approved, the applicant will also be advised to follow the relevant environmental mitigation measures in the latest “Code of Practice” to minimise possible environmental nuisance on the surrounding areas.
- 11.4 The Committee has approved seven similar applications within/straddling the subject “R(C)” zone in the past five years. Approval of the current application is in line with the previous decisions of the Committee.
- 11.5 Regarding the public comment as summarised in paragraph 10 above, the planning considerations and assessments in paragraphs 11.1 to 11.4 above are relevant. Regarding the concern that the current application is related to the approved application No. A/YL-TYST/1305 which is subject to previous revocation, it is not a relevant consideration for the current application.

## 12. **Planning Department's Views**

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comment mentioned in paragraph 10 above, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years until 6.6.2028. The following conditions of approval and advisory clauses are also suggested for Members' reference:

### Approval conditions

- (a) the submission of a drainage proposal within **6** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 6.12.2025;
- (b) in relation to (a) above, the implementation of the drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 6.3.2026;
- (c) in relation to (b) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (d) the implementation of the accepted fire service installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 6.3.2026;
- (e) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (f) if any of the above planning condition (a), (b) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

### Advisory clauses

The recommended advisory clauses are at **Appendix IV**.

- 12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the proposed use is not in line with the planning intention of the "R(C)" zone, which is primarily for low-rise, low-density residential developments. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.

### **13. Decision Sought**

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

### **14. Attachments**

<b>Appendix I</b>	Application Form with attachments received on 11.4.2025
<b>Appendix Ia</b>	FI received on 3.6.2025
<b>Appendix II</b>	Similar Applications
<b>Appendix III</b>	Government Departments' General Comments
<b>Appendix IV</b>	Recommended Advisory Clauses
<b>Appendix V</b>	Public Comment
<b>Drawing A-1</b>	Site Layout Plan
<b>Drawing A-2</b>	FSIs Proposal
<b>Plan A-1</b>	Location Plan with Similar Applications
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plan A-4</b>	Site Photos

**PLANNING DEPARTMENT  
JUNE 2025**