

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

**APPLICATION NO. A/HSK/590**

- Applicant** : Sing Ho Construction & Development Company Limited represented by R-riches Planning Limited
- Site** : Lots 1824 S.B RP (Part) and 1824 S.C (Part) in D.D.125, Hung Shui Kiu, Yuen Long, New Territories
- Site Area** : About 5,206m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Hung Shui Kiu and Ha Tsuen (HSK and HT) Outline Zoning Plan (OZP) No. S/HSK/2
- Zonings** : (i) “Open Space” (“O”) (about 72%); and  
(ii) “Residential (Group A)3” (“R(A)3”) (about 28%)  
*[Restricted to a maximum plot ratio of 5.5 and a maximum building height of 140mPD]*
- Application** : Proposed Temporary Open Storage of Construction Materials, Machinery and Vehicles with Ancillary Facilities for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for proposed temporary open storage of construction materials, machinery and vehicles with ancillary facilities for a period of three years at the application site (the Site) zoned “O” and “R(A)3” on the OZP (**Plan A-1a**). According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years at the Site requires planning permission from the Town Planning Board (the Board). The Site is currently used for car park without valid planning permission.
- 1.2 The Site is accessible from Ping Ha Road via a local track and the ingress/egress point is located at the western part of the Site (**Drawing A-1 and Plan A-2**). According to the applicant (**Drawing A-2**), two single-storey temporary structures (about 3m to 7m in height) with a total floor area of about 234m<sup>2</sup> are proposed for storage of construction materials, materials and machinery, site office and washroom purposes. Open areas of about 2,756m<sup>2</sup> (about 52.9% of the Site) will be used for open storage of construction materials, machinery and vehicles. One

loading/unloading (L/UL) space for container vehicle (16m x 3.5m), one L/UL space for light goods vehicles (LGVs) (7m x 3.5m) and two parking spaces for private cars (each of 5m x 2.5m) will also be provided at the Site (**Drawing A-2**). No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities will be carried out at the Site. Storage of dangerous goods will also be prohibited at the Site. The operation hours are from 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays with no operation on Sundays and public holidays. Plans showing the access leading to the Site, site layout, drainage facilities and fire service installations (FSIs) submitted by the applicant are at **Drawings A-1 to A-4** respectively.

- 1.3 The Site, in part or in whole, was involved in 21 previous applications for temporary open storage, public vehicle park, recycling centre and workshop uses, including 11 applications for temporary open storage use approved by the Rural and New Town Planning Committee (the Committee) of the Board between 1996 and 2020 (details at paragraph 6 below) (**Plan A-1b**). Compared with the last application No. A/HSK/218 approved by the Committee on 29.5.2020, the current application is submitted by a different applicant for a similar use at a smaller site.
- 1.4 In support of the application, the applicant has submitted the following documents:
  - (a) Application Form with attachments received on 18.11.2025 (**Appendix I**)
  - (b) Further Information (FI) received on 24.12.2025 and 29.12.2025 (**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 at **Appendix I**. 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 concerned zones. The applicant will surrender the Site unconditionally to facilitate the implementation of the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) upon government's request;
- (b) the proposed use is not incompatible with the surrounding areas which are mainly occupied by logistics centres, open storage yards and unused land. Similar planning applications for open storage use have been approved by the Committee in the adjoining areas;
- (c) traffic generated from the proposed use is minimal. Sufficient manoeuvring spaces will be provided within the Site; and
- (d) the applicant will strictly comply with all environmental protection/pollution control ordinances and follow the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" ("CoP") to minimise the potential environmental nuisance.

### **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 Ha Tsuen Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

### **4. Town Planning Board Guidelines**

The Town Planning Board Guidelines for ‘Application for Open Storage and Port Back-up Uses’ (TPB PG-No. 13G) promulgated on 14.4.2023 is relevant to the application. The Site falls within the HSK/HT NDA under the revised Guidelines. Relevant extract of the Guidelines is attached at **Appendix II**.

### **5. Background**

The Site is subject to active planning enforcement action against unauthorized development (UD) involving parking of vehicles use (No. E/YL-HSK/137) (**Plan A-2**). Enforcement Notice (EN) was issued on 19.11.2025 requiring discontinuation of the UD by 19.2.2026. If the EN is not complied with, prosecution action would be considered.

### **6. Previous Applications**

- 6.1 The Site, in part or in whole, is involved in 21 previous applications (No. A/YL-HT/2, 7, 91, 161, 171, 188, 211, 233, 283, 297, 477, 507, 539, 570, 632, 662, 733, 811, 829 and 1053 and A/HSK/218) for various temporary uses, of which seven were rejected and 14 were approved. Details of the previous applications are summarized at **Appendix III** and their locations are shown on **Plan A-1b**.
- 6.2 Amongst the seven previously rejected applications, six earlier applications (No. A/YL-HT/2, 91, 161, 171, 211 and 233) for temporary open storage of containers and construction machinery, container trailer and tractor park, recycling materials handling yard and flea market were rejected by the Committee/Board between 1996 and 2002 on the grounds that the applied uses were not in line with planning intention of the then “Undetermined” zone; setting undesirable precedent; insufficient information to demonstrate that the applied use would not impose adverse drainage, traffic, landscape and/or environmental impacts on the surrounding areas and further degradation of the environment in the area. For the remaining rejected application No. A/YL-HT/188 for temporary flea market, the consideration for this application is not relevant to the current application which is for a different use.
- 6.3 11 applications (A/YL-HT/7, 283, 297, 477, 507, 632, 662, 733, 811 and 1053 and A/HSK/218) involving various temporary open storage uses were approved with conditions by the Committee/Board between 1996 and 2020 on the considerations that the proposed/applied uses were not incompatible with the surrounding areas; being generally in line with the relevant Town Planning Board Guidelines TPB PG-No. 13 and no major adverse comments from concerned government departments. As for the last application No. A/HSK/218, the planning permission was subsequently revoked on 21.8.2020 due to non-compliance with time-limited

approval conditions regarding the provision of fire extinguisher(s), the submission of a valid fire certificate (FS251) and the submission and implementation of drainage and FSIs proposals.

- 6.4 The other three previous applications (No. A/YL-HT/539, 570 and 829) for temporary public vehicle park and temporary precast building fabrication workshop were approved by the Committee between 2008 and 2013. The considerations for these applications are not relevant to the current application which is for a different use.

## **7. Similar Applications**

There are 11 similar applications involving open storage use within/straddling the subject “O” and/or “R(A)3” zones in the past five years. All of them were approved with conditions by the Committee between 2021 and 2025 based on similar considerations as mentioned in paragraph 6.3 above. Details of the applications are summarised at **Appendix III** and their locations are shown on **Plan A-1a**.

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

8.1 The Site is:

- (a) accessible from Ping Ha Road via a local track; and
- (b) currently used for car park without valid planning permission.

8.2 The surrounding areas are predominantly occupied by open storage yards, logistics use, warehouse and vehicle park intermixed with unused land.

## **9. Planning Intentions**

9.1 The planning intention of the “O” zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

9.2 The planning intention of the “R(A)” zone is primarily for high-density residential developments.

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

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

## **11. Public Comment Received During Statutory Publication Period**

On 25.11.2025, the application was published for public inspection. During the statutory public inspection period, a public comment from an individual was received (**Appendix VII**) objecting to the application on the ground that there was no justification to approve the current application with revocation record at the Site.

## **12. Planning Considerations and Assessments**

- 12.1 The application is for proposed temporary open storage of construction materials, machinery and vehicles with ancillary facilities for a period of three years at the Site zoned “O” and “R(A)3” on the OZP. Although the proposed use is not in line with the planning intentions of the “O” and “R(A)” zones, the Director of Leisure and Cultural Services advises that there is no plan to develop the Site into public open space in the upcoming three years and there is no known development proposal within the “R(A)” zone involving the Site. The Project Manager (West) of Civil Engineering and Development Department advises that the Site falls within the study area of Lau Fau Shan Development and the implementation programme and land resumption/clearance programme are currently being reviewed under the relevant investigation study and subject to change. Approval of the application on a temporary basis of three years would not jeopardise the long-term development of the Site. Nonetheless, should the application be approved, the applicant should be reminded that the Site may be resumed by the Government at any time during the planning approval period for potential development project and advised not to carry out any substantial works therein.
- 12.2 The proposed use is considered not incompatible with the surrounding areas which are predominantly occupied by open storage yards, logistics use, warehouse and vehicle park intermixed with unused land (**Plan A-2**).
- 12.3 The proposed use is generally in line with TPB PG-No. 13G in that the Site falls within the HSK/HT NDA and 11 previous planning approvals involving temporary open storage uses have been approved by the Committee between 1996 and 2020. While the planning permission under the last application No. A/HSK/218 for temporary open storage of construction materials was revoked due to non-compliance with the approval condition regarding the provision of fire extinguisher(s), the submission of a valid fire certificate and the submission and implementation of drainage and FSIs proposals, the current application is submitted by a different applicant and a drainage plan and a FSIs proposal (**Drawings A-3 and A-4**) have been submitted in support of the current application. The Chief Engineer/Mainland North of Drainage Services Department (CE/MN, DSD) and Director of Fire Services have no objection to the application. In this regard, sympathetic consideration may be given to the application.
- 12.4 Other relevant government departments consulted including the Director of Environmental Protection and Commissioner for Transport have no objection to or no adverse comment on the application from environmental and traffic perspectives respectively. To address the technical requirements of the concerned departments, relevant approval conditions are recommended in paragraph 13.2 below. Should the application be approved, the applicant will be advised to follow the latest “CoP” to minimise any potential environmental nuisance on the surrounding areas.
- 12.5 11 previous applications involving temporary open storage uses at the Site and 11 similar applications were approved by the Committee in the past five years. Approval of the current application is generally in line with the Committee’s previous decisions.
- 12.6 Regarding the public comment as summarised in paragraph 11 above, the planning considerations and assessments in paragraph 12.1 to 12.5 above are relevant.

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

- 13.1 Based on the assessments made in paragraph 12 above and having taken into account the public comment mentioned in paragraph 11, the Planning Department has no objection to the application.
- 13.2 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 **9.1.2029**. The following conditions of approval and advisory clauses are also suggested for Members' reference:

#### **Approval conditions**

- (a) the submission of a revised drainage proposal within **6** months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **9.7.2026**;
- (b) in relation to (a) above, the implementation of the revised drainage proposal within **9** months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **9.10.2026**;
- (c) in relation to (b) above, the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the submission of a revised fire service installations proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **9.7.2026**;
- (e) in relation to (d) above, the implementation of the revised 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 **9.10.2026**;
- (f) if the above planning condition (c) is not complied with during the approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (a), (b), (d) or (e) 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 V**.

- 13.3 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 intentions of the "O" and "R(A)" zones which are primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public; and for high-density residential developments respectively. There is no strong planning justification in the submission for a departure from the

planning intentions, even on a temporary basis.

#### **14. Decision Sought**

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 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.
- 14.3 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.

#### **15. Attachments**

<b>Appendix I</b>	Application Form received on 18.11.2025
<b>Appendix Ia</b>	FI received on 24.12.2025 and 29.12.2025
<b>Appendix II</b>	Relevant Extracts of TPB PG-No. 13G
<b>Appendix III</b>	Previous and Similar Applications
<b>Appendix IV</b>	Government Departments' General Comments
<b>Appendix V</b>	Recommended Advisory Clauses
<b>Appendix VI</b>	'Good Practice for Open Storage Sites' by the Fire Services Department
<b>Appendix VII</b>	Public Comment
<b>Drawing A-1</b>	Location Plan with Vehicular Access
<b>Drawing A-2</b>	Proposed Layout Plan
<b>Drawing A-3</b>	Proposed Drainage Plan
<b>Drawing A-4</b>	Proposed FSIs Plan
<b>Plan A-1a</b>	Location Plan with Similar Applications
<b>Plan A-1b</b>	Previous Applications Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plan A-4</b>	Site Photos

**PLANNING DEPARTMENT  
JANUARY 2026**