

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PS/768

- Applicant** : Mr. TANG Chi Hok represented by Goldrich Planners and Surveyors Limited
- Site** : Lots 115 RP (Part), 116 RP and 201 RP (Part) in D.D. 126, Ping Shan, Yuen Long
- Site Area** : About 2,770 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/21
- Zoning** : “Village Type Development” (“V”)
[Restricted to a maximum building height of 3 storeys (8.23 m)]
- Application** : Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary warehouse (excluding dangerous goods godown) with ancillary office and associated filling of land for a period of three years at the application site (the Site) zoned “V” 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 requires planning permission from the Town Planning Board (the Board). Filling of land within the “V” zone also requires planning permission from the Board. The Site is currently hard-paved, partly fenced-off and partly occupied by open storage of construction materials without valid planning permission (**Plans A-2 and A-4a**).
- 1.2 According to the applicant, the Site, with the ingress/egress at the western part, is accessible from Tin Wah Road via a local track (**Drawing A-1, Plans A-2 and A-3**). Eight single-storey structures (about 11m in height) with a total floor area of about 1,385m² are proposed for warehouses and ancillary office. The items stored in the warehouses include repairing materials for local drainage works and drainage facilities. One undesignated loading/unloading space for heavy goods vehicle (HGV) is proposed at the Site. No dangerous goods will be stored and no open storage use will be carried out at the Site.

The operation hours are from 8:00 a.m. to 6:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays. The vehicular access plan, proposed layout plan, swept path analysis plan and filling of land extent plan submitted by the applicant are at **Drawings A-1 to A-4** respectively.

- 1.3 The current application also seeks planning permission to regularise the filling of land at the entire Site with concrete of about 0.2m in depth for the provision of a solid ground for erection of temporary structures and vehicle manoeuvring (**Drawing A-4**).
- 1.4 The Site is involved in a previous application (No. A/YL-PS/743) for proposed temporary warehouse approved by the Rural and New Town Planning Committee (the Committee) of the Board in 2025 (details at paragraph 5 below). Compared with the last approved application, the current application is submitted by a different applicant on the same site with the same proposed use, similar layout and development parameters. The major development parameters of the current application and the last approved application No. A/YL-PS/743 are summarised as follows:

Major Development Parameters	Last Approved Application (A/YL-PS/743) (a)	Current Application (A/YL-PS/768) (b)	Difference (b) – (a)
Proposed Use	Proposed Temporary Warehouse for a Period of 3 Years	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office and associated Filling of Land for a Period of 3 Years	Additional ancillary Office and associated filling of land
Site Area (about)	2,760 m ²	2,770 m ²	+10 m ² (+0.004%)
Total Floor Area (about)	1,547 m ²	1,385 m ²	-162m ² (-10.5%)
No. and Height of Structures	7 for warehouse use (Not more than 11m, 1 storey)	8 for warehouse use and ancillary office (About 11m, 1 storey)	+1
No. of Loading/Unloading Space	1 for HGV		---
Operation Hours	(a) 8:00 a.m to 6:00 p.m from Mondays to Saturdays (b) No operation on Sundays and Public Holidays		---

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

(a) Application Form with attachments received on **(Appendix I)**
26.11.2025

(b) Supplementary information (SI) received on **(Appendix Ia)**
5.12.2025

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form and SI at **Appendices I and Ia**. They can be summarised as follow:

- (a) The Site is previously covered with planning permission under No. A/YL-PS/743 for proposed temporary warehouse. There has been no significant change in planning context of the Site and adjacent areas since then.
- (b) The proposed use is temporary in nature and would not frustrate the long-term planning intention of the “V” zone.
- (c) The applicant will comply with all the approval conditions to the satisfaction of concerned departments should the application be approved.
- (d) The proposed use serves to meet the strong demand for warehouses in Yuen Long area.
- (e) No adverse visual, drainage, fire safety and environmental impacts are anticipated.

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 Section 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by publishing newspaper notice and sending notice to the Ping Shan Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Site is subject to planning enforcement action (No. E/YL-PS/769) against unauthorized development (UD) involving storage and parking uses (**Plan A-2**). Enforcement Notice was issued on 16.10.2025 requiring discontinuation of the UD by 16.11.2025. Site inspection on 17.11.2025 revealed that the UD still continued upon expiry of the notice, and prosecution action is being considered.

5. Previous Applications

5.1 The Site, in part or in whole, is involved in six previous planning applications for various temporary uses including one application (No. A/YL-PS/743) for the same proposed use. Details of the previous applications are summarised at **Appendix II** and their boundaries are shown on **Plan A-1b**.

Approved Applications

5.2 Application No. A/YL-PS/24, covering a larger site area, for temporary parking of vehicle use for a period of 12 months was approved upon review by the Board in 1998. The considerations of this application are not relevant to the current application which involves a different use.

5.3 Application No. A/YL-PS/743 covering the same site for proposed warehouse for a period of three years was approved by the Committee on 14.2.2025 mainly on considerations that the proposed use would not frustrate the long-term planning intention of the “V” zone, the proposed use was not entirely incompatible with the surrounding land uses; and significant adverse impacts to the surrounding areas were not anticipated. However, the planning permission was revoked on 14.8.2025 due to non-compliance with the approval conditions on submission of drainage and fire services installations proposals. Compared with this application, the current application is submitted by a different applicant with a similar development proposal as mentioned in paragraph 1.4 above.

Rejected Applications

5.4 Applications No. A/DPA/YL-PS/45 and 61, A/YL-PS/11 and 733 for temporary parking of vehicle uses and temporary open storage use were rejected by the Committee or the Board on review between 1994 and 2024. The considerations of these applications are not relevant to the current application which involves a different use.

6. Similar Application

There is no similar application within the same “V” zone in the past five years.

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

7.1 The Site is:

- (a) hard-paved, partly fenced-off and partly occupied by open storage of construction materials without valid planning permission; and
- (b) accessible via a local track leading to Tin Wah Road (**Plan A-2**).

- 7.2 The surrounding areas comprises predominantly open storage yards falling within areas zoned “Government, Institution or Community” (“G/IC”) and “Residential (Group A) 6” (“R(A)6”) with some of them covered by valid planning permissions, and the village settlement of Ha Mei San Tsuen intermixed with unused land, parking of vehicles and warehouse across Ha Mei San Tsuen Road within the subject “V” zone. (**Plans A-2 and A-3**).

8. Planning Intention

- 8.1 The planning intention of “V” zone is to reflect existing recognised and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses (SHs) by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
- 8.2 According to the Explanatory Statement of the OZP, filling of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the environment, permission from the Board is required for such activities.

9. Comments from Relevant Government Departments

- 9.1 Apart from the government department as set out in paragraphs 9.2 below, other departments consulted have no objection to/no adverse comment on the application. Their general comments on the application and advisory comments are provided in **Appendices III** and **IV** respectively.
- 9.2 The following government department does not support the application:

Environment

- 9.2.1 Comments of the Director of Environmental Protection (DEP):

- (a) he does not support the application as there are residential uses in the vicinity (with the nearest one situated about 23 m to its south) (**Plan A-2**) and the proposed use will cause traffic of heavy vehicles, environmental nuisance is expected;
- (b) there is no substantiated complaint pertaining to the Site received in the past three years;

- (c) no objection to the filling of land from environmental perspective; and
- (d) should the application be approved, the applicant should note his advisory comments in **Appendix IV**.

10. Public Comment Received During the Statutory Publication Period

On 9.12.2025, the application was published for public inspection. During the statutory public inspection period, a public comment was received from an individual objecting to the application on the grounds that the Site is the subject of previous revocation due to non-compliance with approval conditions under application No. A/YL-PS/743.

11. Planning Considerations and Assessments

- 11.1 The application is for proposed temporary warehouse (excluding dangerous goods godown) with ancillary office and associated filling of land for a period of three years at the Site zoned “V” on the OZP. Whilst the applied use is not in line with the planning intention of the “V” zone, the District Lands Officer/Yuen Long, Lands Department advises that there is no SH application approved or under processing at the Site. Approval of the application on a temporary basis for a period of three years would not frustrate the long-term planning intention of the “V” zone.
- 11.2 The current application also seeks planning permission for regularisation of the filling of land at the Site with concrete with a depth of about 0.2 m for provision of a solid ground for the erection of temporary structures and vehicle manoeuvring. Planning permission is required for filling of land within “V” zone as they may cause adverse drainage impact on the adjacent areas and adverse impacts on the environment. In this regard, the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) has no objection to the application from drainage perspective and Director of Environmental Protection (DEP) have no objection to the filling of land from environmental perspective.
- 11.3 The Site is adjoined by open storage yards falling within areas zoned “G/IC” and “R(A)6” with some of them covered by valid planning permissions, and the village settlement of Ha Mei San Tsuen intermixed with unused land, parking of vehicles and warehouse across Ha Mei San Tsuen Road within the subject “V” zone. The proposed use is considered not entirely incompatible with the surrounding environment.
- 11.4 Relevant government departments consulted including the Commissioner for Transport and Director of Fire Services have no objection to/no adverse comments on the application from traffic and fire safety perspectives respectively. While DEP does not support the application as there are sensitive receivers of residential use in the vicinity of the Site (with the

nearest one located 23m to the south of the Site) (**Plan A-2**) and the proposed use will cause traffic of heavy vehicles, thus environmental nuisance is expected, there has been no substantial environmental complaint concerning the Site received in the past three years. Should the planning application be approved, the applicant will be advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise possible environmental nuisance on the surrounding areas. Furthermore, relevant approval conditions are recommended in paragraph 12.2 below to address the technical requirements of concerned government departments.

- 11.5 Given that the Committee has approved a previous application for the same proposed use at the Site in 2025, approval of the current application is in line with the Committee’s previous decision.
- 11.6 Regarding the public comment as summarised in paragraph 10 above, the planning considerations and assessments in paragraphs 11.1 to 11.5 above are relevant.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comment 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 **23.1.2029**. 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 **23.7.2026**;
- (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 **23.10.2026**;
- (c) in relation to (b) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (d) the submission of a 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 **23.7.2026**;
- (e) in relation to (d) above, the implementation of the 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 **23.10.2026**;

- (f) 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
- (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 attached 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 with associated filling of land is not in line with the planning intention of "V" zone, which is primarily to reflect existing recognised and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. There is no strong planning justification 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

Appendix I	Application form with attachments received on 26.11.2025
Appendix Ia	SI received on 5.12.2025
Appendix II	Previous Applications covering the Site
Appendix III	Government Departments' General Comments

Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comment
Drawing A-1	Vehicular Access Plan
Drawing A-2	Proposed Layout Plan
Drawing A-3	Swept Path Analysis
Drawing A-4	Filling of Land Extent Plan
Plan A-1a	Location Plan
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

PLANNING DEPARTMENT
JANURAY 2026