

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TYST/1342

Applicant : Queen Million Investments Limited represented by R-riches Planning Limited

Site : Lot 2611 S.A (Part) in D.D. 124 and Adjoining Government Land (GL), Tan Kwai Tsuen, Yuen Long

Site Area : 1,450 m² (about) (including GL of about 327 m² (22.6%))

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 D)” (“R(D)”) (about 79.7%);
[Restricted to a maximum plot ratio (PR) of 0.2 and a maximum building height (BH) of 2 storeys (6m)]
“Residential (Group B) 1” (“R(B)1”) (about 19.6%); and
[Restricted to a maximum PR of 1, a maximum site coverage of 40% and a maximum BH of 4 storeys over single-storey car park (15m)]
“Government, Institution or Community” (“G/IC”) (about 0.7%)¹

Application : Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years

1. The Proposal

1.1 The applicant seeks planning permission for temporary warehouse (excluding dangerous goods godown) with ancillary facilities for a period of three years at the application site (the Site) zoned “R(D)” and “R(B)1” on the OZP (**Plan A-1a**). 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

¹ About 9.94m² (0.7%) of the Site encroaches upon an area zoned “G/IC” which can be regarded as minor boundary adjustment in accordance with the covering Notes of the OZP and is not included in the planning assessment.

from the Town Planning Board (the Board). The Site is currently paved and occupied by the applied use without valid planning permission. (**Plans A-2 to A-4**).

1.2 The Site with the ingress/egress at the southern part is accessible from Shui Fu Road which connects to Tan Kwai Tsuen Road (**Plans A-2 and A-3**). According to the applicant, the warehouse is for storage of miscellaneous goods (including packaged food, apparel, footwear, electronic goods and furniture, etc.). A single-storey structure (not exceeding 7.5m in height) with a floor area of about 1,084m² is provided for warehouse, site office, storage, rain shelter and washroom uses. All the items would be stored within a fully enclosed structure. No dangerous goods will be stored and no open storage, repairing, assembling, dismantling or workshop activities will be carried out at the Site. Two parking spaces for private cars and one loading/unloading space for light goods vehicle (LGV) will be provided at the Site. No vehicles other than private cars and LGV are allowed to enter/ exit the Site. Plans showing the vehicular access leading to the Site, site layout, swept path analysis, land status and drainage proposal submitted by the applicant are at **Drawings A-1 to A-5** respectively.

1.3 The Site was involved in two previous applications (No. A/YL-TYST/701 and 1242) for temporary warehouse use approved by the Rural and New Town Planning Committee (the Committee) of the Board in 2020 and 2022 respectively (details at paragraph 5 below). Compared with the last approved application, the current application is submitted by a different applicant for the same use with the same development parameters and similar layout and development parameters. The major development parameters of the current application are summarised as follows:

Site Area	About 1,450 m ²
Total Floor Area (Non-domestic)	About 1,084 m ²
No. of Structure	1 • for warehouses, site office, fire service control and pump room, fire service water tank, rain shelter, washroom (not exceeding 7m, 1 storey)
No. of Parking Space	2 (for private cars) (5 m x 2.5 m each)
No. of Loading/ Unloading Space	1 (for light goods vehicle) (7 m x 3.5 m)
Operation Hours	9:00 a.m. to 7:00 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 18.12.2025 (**Appendix I**)

(b) Supplementary Planning Statement (SPS) (**Appendix Ia**)

(c) Further Information (FI) received on 29.1.2026 (**Appendix Ib**)
[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 SPS and FI (**Appendices Ia and Ib**). They can be summarised as follows:

- (a) the Site is the subject of previous planning permission for similar temporary warehouse (excluding dangerous goods godown) under application No. A/YL-TYST/1242 which was submitted by a different applicant and approved by the Board in 2024. Compared to the previous planning application, the development parameters remain the same. The planning permission of the previous application was revoked in 2025 due to non-compliance with approval conditions as the applicant failed to source the suitable contractors;
- (b) the temporary use would not jeopardise the long-term planning intention of the area. The applied use is not incompatible with the surrounding environment; and
- (c) the applicant pledges to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (“CoP”). There will be minimal environmental impacts arising from the applied use.

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 Heung Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion of the Site, the requirements as set out in TPB PG-No. 31B are not applicable.

4. **Background**

The Site is currently not subject to planning enforcement action.

5. **Previous Applications**

- 5.1 The Site was involved in four previous applications, including two applications (No. A/YL-TYST/701 and 1242) for temporary warehouse use. The other two applications (No. A/YL-TYST/918 and 1050) were for temporary shop and services and place of recreation, sports or culture (indoor recreation centre) uses respectively, the considerations of which are not relevant to the current application which involves a different use. Details of the previous applications are summarised in **Appendix II** and the boundaries of the sites are shown on **Plan A-1b**.
- 5.2 Application No. A/YL-TYST/701 for temporary warehouse for storage of construction material was rejected by the Committee on 12.12.2014 mainly on the considerations that insufficient justifications had been provided for a departure from the planning intention; there was potential environmental impact to the

surrounding areas; and approval of the application would set an undesirable precedent.

5.3 Application No. A/YL-TYST/1242 for temporary warehouse for storage of miscellaneous goods was approved with conditions by the Committee on 10.5.2024 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 implementation of approval conditions. However, the planning permission was subsequently revoked in 2025 due to non-compliance with time-limited approval conditions regarding the submission and/or implementation of run-in/out, drainage and fire service installations (FSIs) proposals.

6. Similar Application

There is no similar application for temporary warehouse use within the subject “R(D)” and “R(B)1” zones in the past five years.

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

7.1 The Site is:

- (a) accessible from Shui Fu Road connecting to Tan Kwai Tsuen Road to its north (**Plans A-2 and A-3**); and
- (b) paved and occupied by the applied use without valid planning permission (**Plans A-2 to A-4**).

7.2 The surrounding areas comprise predominantly residential developments/structures intermixed with open storage/storage yards, a church, a community centre, parking of vehicles, sitting-out area, grave, toilet and unused land (**Plans A-2 and A-3**).

8. Planning Intentions

8.1 The planning intention of the “R(D)” zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board.

8.2 The planning intention of the “R(B)1” zone is primarily for sub-urban medium-density residential developments in rural areas 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 30.12.2025, the application was published for public inspection. During the statutory public inspection period, 11 public comments were received from residents nearby and individuals objecting to the application on the grounds that the Site is the subject of previous revocation due to non-compliance with approval conditions; the applied use will generate adverse fire safety and traffic impacts on the surrounding areas and the applied use would create nuisance to the neighbouring residential area (**Appendix V**).

11. Planning Considerations and Assessments

- 11.1 The application is for temporary warehouse (excluding dangerous goods godown) with ancillary facilities for a period of three years at the Site zoned “R(D)” and “R(B)1” on the OZP. While the applied use is not in line with the planning intentions of “R(D)” and “R(B)1” zones, there is no known development programme or proposal for residential development at the Site. 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 residential developments/structures intermixed with open storage/storage yards, a church, a community centre, parking of vehicles, sitting-out area, grave, toilet and unused land (**Plan A-2**). The applied use is generally not entirely incompatible with the surrounding land uses.
- 11.3 Other 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/no adverse comment on the application from traffic, environmental, fire safety and drainage aspects respectively. Relevant approval conditions are recommended in paragraph 12.2 below to address the technical requirements of concerned government departments. Should the application be approved, the applicant will also be advised to follow the latest “CoP” to minimise possible environmental nuisance on the surrounding areas.
- 11.4 The Site was involved in a previous application (No. A/YL-TYST/1242) for temporary warehouse use which was approved with conditions for a period of three years by the Committee in 2024. Although there was one previous application (No. A/YL-TYST/701) for temporary warehouse use rejected by the Committee in 2014 mainly on the grounds as stated in paragraph 5 above, the circumstances of the current application are different in that DEP has no adverse comment on the application from environmental perspective. Approval of the current application is generally in line with the previous decisions of the Committee.
- 11.5 Regarding the public comments as summarised in paragraph 10 above, the planning considerations and assessments in paragraphs 11.1 to 11.4 above are relevant. For

the concern on non-compliance with previous approval conditions, the previous application (No. A/YL-TYST/1242) was submitted by a different applicant. In support of the current application, the applicant has submitted run-in/run-out, drainage and FSIs proposals which are acceptable by concerned departments.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10 above, PlanD 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 6.2.2029. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) the implementation of the accepted 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 6.11.2026;
- (b) in relation to (a) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (c) 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 6.11.2026;
- (d) if the above planning condition (b) 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
- (e) if any of the above planning condition (a) or (c) 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 intentions of the “R(D)” and “R(B)1” zones which are primarily for improvement and upgrading of existing temporary structures within the rural areas into permanent buildings and for low-rise, low-density residential development; and for sub-urban medium-density residential developments in rural areas respectively. No strong planning justification has been given in the submission for a departure from the planning intentions, 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 18.12.2025
Appendix Ia	Supplementary Planning Statement
Appendix Ib	FI received on 29.1.2026
Appendix II	Previous Applications
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comment
Drawing A-1	Vehicular Access Plan
Drawing A-2	Site Layout Plan
Drawing A-3	Swept Plan Analysis
Drawing A-4	Land Status Plan
Drawing A-5	Drainage Proposal
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

PLANNING DEPARTMENT
FEBRUARY 2026