

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

**APPLICATION NO. A/YL-NSW/364**

- Applicant** : Sanfield Engineering Construction Limited represented by Grandmax Surveyors Limited
- Site** : Lot 592 S.C ss.1 RP (Part) in D.D.115, Tung Shing Lei, Yuen Long
- Site Area** : About 5,027m<sup>2</sup>
- Land Status** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/11
- Zoning** : “Village Type Development” (“V”)
- Application** : Temporary Site Office with Ancillary Facilities and Associated Filling of Land and Pond for a Period of Three Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for temporary site office with ancillary facilities and associated filling of land and pond for a period of three years at the application site (the Site), which falls within an area zoned “V” on the OZP (**Plan A-1**). According to the covering Notes of the OZP, temporary use of any land not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). Filling of land and pond in the “V” zone also require planning permission from the Town Planning Board (the Board). The Site is currently occupied by the applied use without valid planning permission (**Plan A-4**).
- 1.2 The Site is accessible via a vehicular access passing through the construction site of the proposed residential development under the approved application No. A/YL-NSW/274<sup>1</sup> (the approved residential development) to the immediate south of the Site leading to Long Wo Road or a local track on the east leading to Ho Chau Road (**Plan A-1**). According to the applicant, the applied use involves 11 single-storey structures with a total floor area of about 1,042m<sup>2</sup> and a height of not more than 4m for site office and a guard house. Six of the single-storey site-office structures are

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<sup>1</sup> Application No. A/YL-NSW/274 for proposed residential (flat) and community hub (shop and services, eating place, school, place of recreation, sports or culture, social welfare facility and transport layby) development was approved by the Rural and New Town Planning Committee (the Committee) of the Board on 26.2.2021.

roofed under a shelter with a covered area of 882m<sup>2</sup>. An 11m-wide access road (of an area of 1,345m<sup>2</sup>) is designated along the southern boundary of the Site (**Drawing A-1**). The applied use serves to support the construction works of the abovementioned approved residential development to the immediate south of the Site (**Plan A-1**). No parking spaces and loading/unloading bays are provided within the Site. No usage of public announcement system or any form of audio amplification system, car repairing, paint spraying, dismantling or other workshop activities or storage of dangerous goods will be involved at the Site at all times during the planning approval period. The applicant also applies for regularisation of filling of pond with an area of about 2,042m<sup>2</sup> (about 41% of the Site) with concrete and a depth of about 1m and regularisation of filling of land with an area of about 2,985m<sup>2</sup> (about 59% of the Site) with concrete and a depth of not more than 0.2m up to a level of +5.0mPD for site formation of structures and vehicular circulation. The operation hours are from 7:00a.m. to 9:00p.m. daily (including public holidays). The layout plan, land and pond filling plan and vehicular access plan submitted by the applicants are at **Drawings A-1 to A-3** respectively.

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

- (a) Application Form with attachments received on 12.2.2026 (**Appendix I**)
- (b) Further Information (FI) received on 13.3.2026<sup>#</sup> (**Appendix Ia**)
- (c) FI received on 20.3.2026<sup>#</sup> (**Appendix Ib**)

<sup>#</sup> 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 FIs at **Appendices I, Ia and Ib**, and can be summarised as follows:

- (a) the applied use is intended to serve as a site office with ancillary facilities on a temporary basis to support the construction works of a residential development approved under application No. A/YL-NSW/274 to the immediate south of the Site (**Plans A-1, A-2 and A-4**). Given that there is no known small house development in the subject area, approval of the current application for three years would not jeopardise the long-term planning intention of the “V” zone;
- (b) approval of the current application will not result in any substantial changes in planning circumstances as it is located adjacent to the construction site; and
- (c) no adverse traffic, drainage and environmental impacts are anticipated from the applied use. The applicant will strictly follow the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ (‘CoP’) issued by the Environmental Protection Department (EPD) and comply with all environmental protection or pollution control ordinances. The applicant will also submit a detailed drainage proposal and implement necessary measures upon planning approval given.

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

The applicant is not a “current land owner” of the Site 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 notifying the “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection.

**4. Town Planning Board Guidelines**

Town Planning Board Guidelines for “Application for Developments within Deep Bay Area” (TPB PG-No. 12C) is relevant to this application. The Site falls within the Wetland Buffer Area (WBA) of the TPB PG-No. 12C (**Plan A-1**) and relevant extract of the Guidelines is attached at **Appendix II**.

**5. Background**

The Site is subject to planning enforcement action against unauthorized development (UD) involving office use and storage use (including deposit of containers) (**Plan A-2**). Enforcement Notice (EN) was issued on 29.1.2026 requiring discontinuation of the UD. If the EN is not complied with, prosecution action would be considered.

**6. Previous Application**

The Site is not the subject of any previous application.

**7. Similar Application**

There is no similar application for temporary site office use within the same “V” zone in the vicinity of the Site in the past five years.

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

8.1. The Site is:

- (a) currently occupied by the applied use without valid planning permission;
- (b) accessible via a vehicular access passing through the construction site of the approved residential development to the immediate south of the Site leading to Long Wo Road and a local track on the east leading to Ho Chau Road (for pedestrians); and
- (c) located within the WBA of Deep Bay Area.

8.2. The surrounding areas are rural in character comprising predominantly low-rise residential dwellings of Shan Pin Tsuen, the construction site of the approved residential development, grassland, ponds and vacant land. Yuen Long Highway and Yuen Long Bypass Floodway are located to the south and east of the Site respectively.

## **9. Planning Intention**

- 9.1. The planning intention of the “V” zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses 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 Houses (NTEH). Other commercial, community and recreational uses may be permitted on application to the Board.
- 9.2. According to the Explanatory Statement of the OZP, filling of land and pond may cause adverse drainage impacts on the adjacent areas and adverse impacts on the environment, permission from the Board is required for such activities.

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

Relevant government 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, if any, are provided in **Appendices III and IV** respectively.

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

On 24.2.2026, the application was published for public inspection. During the statutory public inspection period, one public comment was received from an individual objecting to the application mainly on the grounds that the developer should confine their activities within the construction site of the approved development under application No. A/YL-NSW/274; this application is regarded as a ploy to develop the “V” zone; and it is doubtful if enforcement action has been taken (**Appendix V**).

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

- 12.1 The application is for temporary site office with ancillary facilities and associated filling of land and pond for a period of three years at the Site which is zoned “V” (**Plan A-1**). Whilst the applied use is not in line with the planning intention of “V” zone, the applicant states that it is intended to serve as a site office to support the construction works of an approved residential development under Application No. A/YL-NSW/274 to the immediate south of the Site. According to the District Lands Officer/Yuen Long of Lands Department, there is currently no Small House application approved or under processing at the Site. The applied use of temporary nature would not adversely affect the land availability for NTEH/Small House within the “V” zone in the long term. Taking into account the above and the planning assessments below, there is no objection to the applied use with associated filling of land and pond on a temporary basis for a period of three years.

- 12.2 The application also involves regularisation of filling of pond and land with an area of about 2,042m<sup>2</sup> and 2,985m<sup>2</sup> (about 41% and 59% of the Site) respectively. Filling of land and pond within the “V” zone requires planning permission from the Board as it may cause adverse drainage and environmental impacts on the adjacent areas. In this regard, the Chief Engineer/Mainland North of the Drainage Services Department and Director of Environmental Protection have no objection to or no comment on the application from public drainage and environmental planning perspectives respectively.
- 12.3 The applied use is considered not incompatible with the surrounding areas which are rural in character comprising predominantly low-rise residential dwellings of Shan Pin Tsuen, the construction site of approved residential development, grassland, ponds, vacant land, Yuen Long Highway and Yuen Long Bypass Floodway. The Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) has no adverse comments on the application from landscape planning perspective and considers that no significant landscape impact arising from the applied use is anticipated.
- 12.4 While the Site falls within the WBA of the TPB PG-No. 12C, planning applications for temporary uses are exempted from the requirement of ecological impact assessment. The Director of Agriculture, Fisheries and Conservation has no comment on the application from nature conservation perspective.
- 12.5 Other concerned government departments consulted, including the Commissioner for Transport and Director of Fire Services, have no objection to or no adverse comment on the application. To address the technical requirements of the concerned departments, appropriate approval conditions are recommended in paragraph 13.2 below. It is also recommended to advise the applicant to follow the latest ‘CoP’ issued by EPD in order to minimise the potential environmental nuisance caused by the applied use on the surrounding areas.
- 12.6 Regarding the public comment as summarised in paragraph 11 above, the departmental comments and planning assessments above are relevant. Any unauthorized development at the Site is subject to planning enforcement action.

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

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comment mentioned in paragraph 11 above, PlanD 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 27.3.2029. 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 27.9.2026;

- (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 27.12.2026;
- (c) in relation to (b) above, the implemented drainage facilities 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 27.9.2026;
- (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 27.12.2026;
- (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 conditions (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 IV**.

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

the applied use with associated filling of land and pond is not in line with the planning intention of the "Village Type Development" zone, which is to provide land primarily 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.

## **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 with attachments received on 12.2.2026
<b>Appendix Ia</b>	FI received on 13.3.2026
<b>Appendix Ib</b>	FI received on 20.3.2026
<b>Appendix II</b>	Relevant Extracts of TPB PG-No. 12C
<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>	Layout Plan
<b>Drawing A-2</b>	Land/Pond Filling Plan
<b>Drawing A-3</b>	Vehicular Access Plan
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plan A-4</b>	Site Photos

**PLANNING DEPARTMENT  
MARCH 2026**