

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TYST/1348

- Applicant** : AMTD Electrical Supplies (HK) Limited represented by Metro Planning & Development Company Limited
- Site** : Lots 2686 (Part), 2687 (Part), 2699 (Part) and 2701 (Part) in D.D. 124, Tan Kwai Tsuen, Yuen Long
- Site Area** : 1,900 m² (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tong Yan San Tsuen (TYST) Outline Zoning Plan (OZP) No. S/YL-TYST/14
- Zoning** : “Residential (Group D)” (“R(D)”)
[Restricted to a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m)]
- Application** : Proposed Temporary Warehouse for Storage of Electrical Supplies, Metal and Construction Materials for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary warehouse for storage of electrical supplies, metal and construction materials for a period of three years at the application site (the Site) zoned “R(D)” 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 from the Town Planning Board (the Board). The Site is currently paved, fenced-off and occupied by open storage of construction materials without valid planning permission (**Plans A-2 to A-4**).
- 1.2 The Site with ingress/egress at the southwestern part is accessible from Tan Kwai Tsuen Road via a local track (**Plans A-2 and A-3**). According to the applicant, the proposed warehouse use is for storage of electrical supplies, metal and construction materials (including light tubes, bulbs, plugs, electrical wires, pipes and metalware). Two single-storey structures (not exceeding 3m to 8.5m in height) with a total floor area of about 262m² will be erected for warehouse, site office and toilet. One loading/unloading (L/UL) space for light goods vehicle (LGV) and one parking space for private car will be provided. No workshop activity will be carried out at

the Site. No operation which may generate noise or visual eyesore to the nearby residents will be allowed at the Site. High-density materials will be used for the warehouse structure with no opening facing east in order to minimise the potential impact to the residential settlements to the east of the Site. To mitigate the potential visual impact, 19 *Cassia surattensis* are proposed to be planted along the northern and eastern boundaries of the Site. Plans showing the vehicular access leading to the Site and site layout submitted by the applicant are at **Drawings A-1** and **A-2** respectively.

1.3 According to the applicant, the current application is to facilitate the relocation of its existing operation (at various lots in D.D. 121) affected by the land resumption and clearance exercise under the Second Phase Development of the Yuen Long South New Development Area (YLS NDA). Thus, there is an imminent need for the applicant to secure a relocation site to continue its affected operation. The Site is identified as the most suitable location for relocation of the existing operation after a thorough site search. The area of the current application (i.e. about 1,900m²) is larger than the site of the affected operation (i.e. about 1,000 m²).

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

Site Area	About 1,900 m ²
Total Floor Area (Non-domestic)	Not more than 262 m ²
No. and Height of Structures	2 • for warehouse, site office and toilet (3 – 8.5m, 1 storey)
No. of Parking Space	1 (for private car) (5m x 2.5m)
No. of L/UL Space	1 (for LGV) (7m x 3.5m)
Operation Hours	9:00 a.m. to 7:00 p.m., with 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 25.2.2026 (**Appendix I**)
- (b) Supplementary Information (SI) received on 26.2.2026 (**Appendix Ia**)
- (c) Further Information (FI) received on 30.3.2026* (**Appendix Ib**)
- (d) FI received on 2.4.2026* (**Appendix Ic**)
**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, SI and FIs (**Appendices I to Ic**). They can be summarised as follows:

- (a) the current application aims to relocate an existing operation affected by the Second Phase Development of the YLS NDA;

- (b) the applicant had conducted a thorough site selection process in identifying a suitable relocation site. Four alternative sites in D.D. 83, 84 and 118 have been reviewed but all considered not suitable on grounds related to site area, acquisition cost and traffic concerns. The Site is considered the most suitable relocation site due to its accessibility and suitable site area;
- (c) the increase in site area compared with the existing operation is considered necessary in order to provide sufficient space for loading and unloading activities and smooth manoeuvring within the Site. Landscaping is also proposed along the northern and eastern boundaries of the Site to mitigate the potential visual impact;
- (d) the Site abuts a number of open storage yards and warehouses in its surroundings. Therefore, the Site is not suitable for residential use and the proposed use is compatible with the surrounding environment;
- (e) trees will be planted along the northern and eastern boundaries of the Site for shielding the proposed warehouse from the existing residential developments for minimising nuisance and upgrading the visual amenity of the surroundings; and
- (f) there will be minimal traffic, environmental and visual impacts arising from the proposed 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 Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The storage use on the Site is a suspected unauthorized development (UD) which would be subject to planning enforcement action.

5. Previous Applications

The Site was, in part or in whole, involved in five previous applications for various temporary uses, including two applications (No. A/DPA/YL-TYST/83 and A/YL-TYST/68) for temporary open storage use and three applications (No. A/YL-TYST/82, 189 and 220) for temporary public car park. Their considerations 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**.

6. Similar Applications

There are two similar applications (No. A/YL-TYST/1242 and 1342) for temporary warehouse (excluding dangerous goods godown) with ancillary facilities covering the same site in the subject “R(D)” zone in the past five years. Both applications were approved by the Committee in 2024 and 2026 respectively mainly on the considerations that the proposal was not incompatible with the surrounding uses; approval of the application on a temporary basis would not jeopardise the long-term development of the area; and the concerns of relevant government departments could be addressed by implementation of approval conditions. Details of these similar applications are summarised in **Appendix III** and the location of the site is shown on **Plan A-1a**.

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

7.1 The Site is:

- (a) accessible from Tan Kwai Tsuen Road via a local track (**Plans A-2 and A-3**); and
- (b) currently paved, fenced-off and occupied by open storage of construction materials 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, warehouses, parking of vehicles, sitting-out area and toilet (**Plans A-2 and A-3**).

8. Planning Intention

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.

9. Comments from Relevant Government Bureau/Departments

9.1 Apart from the government bureau as set out in paragraph 9.2 below, other 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 IV and V** respectively.

9.2 The following government bureau supports the application:

Policy Aspect

9.2.1 Comments of the Secretary for Development (SDEV):

- (a) the application is to facilitate the relocation of a brownfield operation providing temporary warehouse for storage of electrical supplies, metal and construction materials which is located at various lots in

D.D. 121 and affected by the Second Phase Development of YLS NDA;

- (b) according to the applicant, a site search was conducted with a view to identifying suitable site for re-establishment of the business elsewhere, and the Site under the current application is the most suitable relocation site. While the site area is larger than the site area of the original premises, the applicant has explained that a larger site is considered necessary to provide traffic management (e.g. manoeuvring) within the Site and to fulfill landscaping requirement; and
- (c) subject to no adverse comments on land use compatibility and technical aspects from relevant departments, the application is supported from policy perspective.

10. Public Comment Received During the Statutory Publication Period

On 6.3.2026, 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 ground that the proposed use will generate adverse fire safety, environmental and traffic impacts on the surrounding areas (**Appendix VI**).

11. Planning Considerations and Assessments

11.1 The application is for proposed temporary warehouse for storage of electrical supplies, metal and construction materials for a period of three years at the Site zoned “R(D)” on the OZP. Although the proposed use is not in line with the planning intention of “R(D)” zone, there is no known development programme or proposal at the Site. According to the applicant, the application is to facilitate the relocation of business operation affected by the Second Phase Development of YLS NDA. The applicant has conducted a site search before identifying the Site as the most suitable for the relocation. While the size of the Site (i.e. about 1,900 m²) is larger than that of the affected operations (i.e. about 1,000 m²), the applicant claims that such increase in site area is considered necessary due to the need of sufficient loading/ unloading and manoeuvring space and provision of landscaping to mitigate potential visual impact. To facilitate smooth clearance for the YLS NDA and to provide operating space for displaced brownfield operations still needed by the community, SDEV supports the application from policy perspective. Taking into account the above and the planning assessments below, 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, warehouses, parking of vehicles, sitting-out area and toilet (**Plans A-2 and A-3**). According to the applicant, to minimise the impact of the proposed use, no workshop activity will be carried out at the Site, no operation which may generate noise or visual eyesore to the nearby residents will be allowed at the Site, and high-density materials will be used for the warehouse structure with no opening facing east. Moreover, 19 *Cassia*

surattensis are proposed to be planted along the northern and eastern boundaries of the Site. In view of the above, the proposed use is generally considered not incompatible with the surrounding areas.

- 11.3 Relevant 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, drainage and fire safety perspectives respectively. To address the technical requirements of concerned government departments, relevant approval conditions are recommended in paragraph 12.2 below. 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 and that the planning permission does not condone any other development/use found on the Site (i.e. open storage use) but not covered by the application.
- 11.4 Two similar applications for temporary warehouse use within the subject “R(D)” zone were approved by the Committee in the past five years as stated in paragraph 6 above. 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.

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 17.4.2029. 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 17.10.2026;
- (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 17.1.2027;
- (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 17.10.2026;
- (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 17.1.2027;
- (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 at **Appendix V**.

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

the proposed use is not in line with the planning intention of the "R(D)" zone, which is primarily for improvement and upgrading of existing temporary structures within the rural areas into permanent buildings and for low-rise, low-density residential development. 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

Appendix I	Application Form with attachments received on 25.2.2026
Appendix Ia	SI received on 26.2.2026
Appendix Ib	FI received on 30.3.2026
Appendix Ic	FI received on 2.4.2026
Appendix II	Previous Applications

Appendix III	Similar Applications
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Appendix VI	Public Comment
Drawing A-1	Vehicular Access Plan
Drawing A-2	Site Layout Plan
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
ARPIL 2026**