

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

**APPLICATION NO. A/YL-HTF/1209**

- Applicant** : 禾泓信邦有限公司
- Site** : Lots 257 R.P. (Part), 258 (Part) and 259 (Part) in D.D. 128, Ha Tsuen, Yuen Long
- Site Area** : About 2,826m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ha Tsuen Fringe Outline Zoning Plan (OZP) No. S/YL-HTF/12
- Zoning** : “Agriculture” (“AGR”)
- Application** : Proposed Temporary Warehouse for Storage of Construction Materials and Miscellaneous Goods for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for proposed temporary warehouse for storage of construction materials and miscellaneous goods for a period of three years at the application site (the Site) falling within an area zoned “AGR” on the OZP (**Plan A-1**). 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). The Site is formed and erected with some temporary structures, and currently used for open storage of construction materials and machinery<sup>1</sup> (**Plans A-2, A-3, A-4a and A-4b**).
- 1.2 The Site is accessible from Deep Bay Road via an access track (**Plans A-2 and A-3**). The ingress/egress is located at the north-western tip of the Site. As shown on the proposed layout plan (**Drawing A-2**), two structures with a total floor area of not more than 2,122m<sup>2</sup> and building height of 6m to 11m (one to two storeys) are proposed for warehouse, office and washroom. According to the applicant, the proposed warehouse will be fully enclosed and used for storage of construction materials and miscellaneous goods. The outdoor area

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<sup>1</sup> The Site has been formed and used for open storage since the gazettal of the Ha Tsuen Interim Development Permission Area (IDPA) Plan in 1990.

will be used for circulation. No inflammable goods will be stored and no workshop activities and further filling of land will be carried out at the Site. The operation hours will be from 8:00 a.m. to 6:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays. Three loading/unloading spaces for light goods vehicles (LGVs) will be provided at the Site. Location plan and proposed layout plan submitted by the applicant are at **Drawings A-1 to A-2** respectively.

1.3 The Site was involved in two previous applications including one application (No. A/YL-HTF/1141) for temporary warehouse use approved by the Rural and New Town Planning Committee (the Committee) of the Board in 2022 (details in paragraph 5 below). As compared with this previous application, the current application is submitted by a different applicant for the same use at the same site with minor changes in development parameters. A comparison of major development parameters between the previous and current applications is summarised as follows:

<b>Major Development Parameters</b>	Previous Approved Application (A/YL-HTF/1141) (a)	Current Application (A/YL-HTF/1209) (b)	Difference (b) – (a)
<b>Proposed Use</b>	Temporary Warehouse for Storage of Construction Materials and Miscellaneous Goods		No change
<b>Site Area</b>	about 2,826m <sup>2</sup>	about 2,826m <sup>2</sup>	No change
<b>Total Floor Area</b>	about 1,641m <sup>2</sup>	about 2,122m <sup>2</sup>	+481m <sup>2</sup> (+29%)
<b>No. of Structures</b>	5 (for warehouse, toilet, site office, F.S. pump room and water tanks)	2 (for warehouse, office and washroom)	-3 (-60%)
<b>Height of Structures</b>	about 3.5m to 11m (one to two storeys)	about 6m to 11m (one to two storeys)	-
<b>Car Parking Spaces</b>	1 for private car (5m x 2.5m)	-	-1
<b>Loading/Unloading Spaces</b>	3 for LGVs (7m x 3.5m)	3 for LGVs (7m x 3.5m)	-
<b>Operation Hours</b>	9:00 a.m. to 7:00 p.m. from Mondays to Saturdays with no operation on Sundays and public holidays	8:00 a.m. to 6:00 p.m. from Mondays to Saturdays with no operation on Sundays and public holidays	Change in time span

1.4 In support of the application, the applicant submitted the following documents:

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

- 13.3.2026
- (b) Supplementary Information (SI) received on (Appendix Ia) 18.3.2026
  - (c) Further Information (FI) received on 27.4.2026 (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 Application Form, SI and FI at **Appendices I to Ib** respectively. They can be summarised as follows:

- (a) The application is the subject of a previous application No. A/YL-HTF/1141 for the same use submitted by a different applicant which was approved with conditions on a temporary basis by the Committee in 2022. While the previous planning permission was revoked due to non-compliance with approval conditions, it was submitted by a different applicant and the current applicant is committed to comply with the approval conditions should the application be approved.
- (b) Planning permissions for temporary open storage and warehouse uses have been granted in the vicinity of the Site.
- (c) The proposed use is compatible with the surrounding areas.
- (d) No adverse traffic and environmental impacts are anticipated.
- (e) The proposed use is temporary in nature and will not jeopardise the long-term planning intention of the Site.

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

The applicant is not the “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 Ha Tsuen Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

## 4. **Background**

The Site is currently not subject to planning enforcement action. Should there be sufficient evidence, enforcement action will be taken.

## 5. **Previous Applications**

- 5.1 The Site was involved in two previous applications (No. A/YL-HT/64 and A/YL-HTF/1141). Details of the previous application are summarised at **Appendix II** and the location is shown on **Plan A-1**.
- 5.2 Application No. A/YL-HT/64, covering part of the Site, for temporary open storage of construction materials and construction machinery for a period of 12 months was rejected by the Committee in 1999. The considerations for the application are not relevant to the current application which involves a different use.
- 5.3 Application No. A/YL-HTF/1141, covering the same Site for the same use submitted by a different applicant, was approved with conditions in 2022 mainly on the grounds that the proposed use was not entirely incompatible with the surrounding areas; concerned government departments generally had no objection to the application and the technical concerns could be addressed by implementation of approval conditions. The planning permission was subsequently revoked in 2024 due to non-compliance with time-limited approval conditions regarding submission and implementation of drainage proposal and fire service installations proposal.

## 6. **Similar Applications**

There are six similar applications (No. A/YL-HTF/1150, 1158, 1190, 1197, 1201 and 1202) involving warehouse/storage/godown uses with/without filling of land within the same “AGR” zone in the past five years. All of them were approved with conditions by the Committee between 2023 and 2026 mainly on similar considerations as mentioned in paragraph 5.3 above. Applications No. A/YL-HTF/1158, 1197, 1201 and 1202 had also obtained policy support from the Secretary for Development as they were for accommodating brownfield operations affected by the development of New Development Area(s). The planning permissions under application No. A/YL-HTF/1150 and 1158 were subsequently revoked between 2024 and 2025 due to non-compliance with time-limited approval conditions. Details of these similar applications are summarised at **Appendix II** and their locations are shown on **Plan A-1**.

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

- 7.1 The Site is:
- (a) formed and erected with some temporary structures, currently used for open storage of construction materials and machineries; and
  - (b) accessible via an access track from Deep Bay Road.
- 7.2 The surrounding areas are predominated by recycling centre, open storage yards, and warehouses intermixed with gardening uses and residential dwellings. Some of the recycling centre, open storage and warehouse uses have obtained

planning permissions.

## **8. Planning Intention**

The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

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

9.1 Apart from the government departments 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 III and IV** respectively.

9.2 The following government departments have adverse comment on or do not support the application:

### **Land Administration**

9.2.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) he has adverse comment on the application;
- (b) the Site comprises Old Schedule Agricultural Lot(s) held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- (c) LandsD has reservation on the planning application since there is/are unauthorized structure(s) on Lots 257 RP, 258 and 259 in D.D. 128 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD; and
- (d) should the planning application be approved, the applicant should note his advisory comments at **Appendix IV**.

### **Agriculture and Nature Conservation**

9.2.2 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- (a) the Site falls within the “AGR” zone and is generally vacant land with some structures and sundries. Agricultural infrastructures such as road access and water source are available in the area.

The Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the Site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective; and

- (b) he has no comment from nature conservation perspective.

## **10. Public Comment Received During the Statutory Publication Period**

On 20.3.2026, the application was published for public inspection. During the statutory public inspection period, one public comment from an individual was received (**Appendix V**) querying on the identity of the applicant since the Site was involved in a previously revoked planning permission.

## **11. Planning Considerations and Assessments**

11.1 The application is for proposed temporary warehouse for storage of construction materials and miscellaneous goods for a period of three years at the Site zoned “AGR” on the OZP. The proposed use is not in line with the planning intention of the “AGR” zone and DAFC does not support the application from the agricultural perspective as the Site possesses potential for agricultural rehabilitation. Nevertheless, taking into account the planning assessments below, there is no objection to the application on a temporary basis for a period of three years. Besides, the Project Manager (West) of Civil Engineering and Development Department advises that the Site falls within the study area of Lau Fau Shan Development in which the implementation and land resumption/clearance programme is currently being reviewed under the relevant investigation study and subject to change. 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 be advised not to carry out any substantial works therein.

11.2 The Site is formed and has been used for open storage of construction materials and machineries since the gazettal of IDPA Plan in 1990. It is situated in an area of miscellaneous rural fringe predominated by recycling centre, open storage yards and warehouses (some of them with planning permissions) intermixed with gardening uses and residential dwellings. The proposed use is considered not entirely incompatible with the surrounding areas. In this regard, the Chief Town Planner/Urban Design & Landscape of Planning Department (PlanD) has no comment on the application from landscape planning point of view. As the Site is zoned “AGR”, an approval condition requiring the reinstatement of the Site upon expiry of the planning permission so as to uphold the planning intention of the “AGR” zone and restore the greenery of the area is recommended should the Committee decide to approve the application.

11.3 Other relevant government departments consulted, including the Commissioner for Transport, Chief Engineer/Mainland North of Drainage Services Department,

Director of Environment Protection and Director of Fire Services, have no objection to or no adverse comment on the application from traffic, drainage, environmental and fire safety perspectives respectively. To address the technical requirements of the concerned government departments, appropriate approval conditions are recommended in paragraph 12.2 below. Should the application be approved, the applicant will also be advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' to minimise possible environmental nuisance on surrounding areas.

- 11.4 Regarding DLO/YL, LandsD's concern on the unauthorized structure(s) erected within Lots 257 RP, 258 and 259 in D.D. 128, the applicant will be advised to liaise with LandsD on these land administration matters should the Committee approve the application.
- 11.5 The Committee has approved a previous application for the same use at the Site submitted by a different applicant in 2022 and six similar applications within the same "AGR" zone in the past five years, as detailed in paragraphs 5.3 and 6 above respectively. Approval of the current application is in line with the previous decisions of the Committee.
- 11.6 Regarding the public comment raising concern on the application as summarised in paragraph 10 above, the planning 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 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 8.5.2029. 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 the planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **8.11.2026**;
- (b) in relation to (a) above, the implementation of the 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 **8.2.2027**;
- (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 the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **8.11.2026**;
- (e) in relation to (d) above, the implementation of the fire service installations proposal within **9 months** from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **8.2.2027**;
- (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;
- (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; and
- (h) upon expiry of the planning permission, the reinstatement of the application site, including grassing of the application site, to the satisfaction of the Director of Planning or of the Town Planning Board.

*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 is not in line with the planning intention of the "AGR" zone, which is primarily to retain and safeguard good quality agricultural land for agricultural purposes. 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**

<b>Appendix I</b>	Application Form with Attachments received on 13.3.2026
<b>Appendix Ia</b>	SI received on 18.3.2026
<b>Appendix Ib</b>	FI received on 27.4.2026
<b>Appendix II</b>	Previous and Similar Applications
<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>	Location Plan
<b>Drawing A-2</b>	Proposed Layout Plan
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a and A-4b</b>	Site Photos

**PLANNING DEPARTMENT  
MAY 2026**