

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TT/774

- Applicant** : Asia 68 Limited represented by R-riches Planning Limited
- Site** : Lots 933 S.A and 934 in D.D. 115 and Various Lots in D.D. 116 and Adjoining Government Land (GL), Au Tau, Yuen Long, New Territories
- Site Area** : 14,250 m² (about) (including Government Land of about 630 m² or 4.4%)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20
- Zoning** : “Agriculture” (“AGR”)
- Application** : Proposed Temporary Open Storage of Vehicles with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary open storage of vehicles with ancillary facilities and associated filling of land for a period of three years at the application site (the Site) zoned “AGR” on the OZP (**Plan A-1a**). According to the Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of three years and filling of land within the “AGR” zone require planning permission from the Town Planning Board (the Board). The Site is generally vacant and covered with vegetation (**Plans A-4a** and **A-4b**).
- 1.2 According to the applicant, the application is to facilitate the relocation of the open storage of new vehicles business (for private cars, taxis, light goods vehicles and light buses only) at various lots in D.D. 115 and adjoining GL in Ping Shan which falls within the land resumption limit for the planned public housing development near Tin Tsz Road in Tin Shui Wai (TSW). Although the applicant has submitted a similar application No. A/YL-PS/739¹ for the same use in Yuen Long district (**Plan A-1a**), the site under that application only accounts for 70% (32,189 m²) of the original business (with an area of 45,870m²) and hence another site is needed to support its remaining operation. In this regard, the applicant has conducted a

¹ Application No. A/YL-PS/739 for proposed temporary open storage of vehicles with ancillary facilities for a period of three years and associated filling of land and pond was approved by the Rural and New Town Planning Committee (the Committee) of the Board on 11.4.2025.

thorough site-selection process before identifying the Site as the most suitable location for re-provisioning its remaining operation.

- 1.3 The Site is accessible from Long Ho Road via a local track with an ingress/egress at the east (**Drawing A-1** and **Plan A-2**). According to the applicant, the proposed use comprises an area of about 11,401 m² (80% of the Site) for open storage of not more than 700 vehicles, including private cars, taxis and light goods vehicles (i.e. the same use as its affected business operation at Ping Shan) and one single-storey structure for guardroom (3m in height) with a floor area of not more than 18m² (**Drawing A-2**). The applicant also proposes to fill the majority of the Site (i.e. 13,885m² or about 97%) with gravel materials with a depth of about 0.2m for storage of vehicles, site formation of structure, parking spaces and circulation area (**Drawing A-3**). One parking space for private car (5m x 2.5m) will be provided for staff use in the Site. The operation hours are from 9:00 a.m. to 7:00 p.m. daily with no operation on Sundays and public holidays.
- 1.4 According to the landscape proposal, while there are 59 trees within the site, they are all common species and no Old and Valuable Trees or protected species have been identified at the Site. The applicant proposes to retain one of the existing trees and plant 63 new trees of native species along the eastern boundary as compensation for the 58 existing trees to be felled (i.e. on a ratio of 1:09:1) (**Drawing A-8**). Plans showing the vehicular access, site layout, land filling, drainage, fire services installations (FSIs) and landscape proposals submitted by the applicant are at **Drawings A-1** to **A-6** respectively.
- 1.5 In support of the application, the applicant has submitted the following documents:
- (a) Application Form received on 9.3.2026 **(Appendix I)**
 - (b) Supporting Planning Statement **(Appendix Ia)**
 - (c) Further Information (FI) received on 21.4.2026 **(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, Supporting Planning Statement and FI at **Appendices I** to **Ib**. They can be summarised as follows:

- (a) the applicant has spent efforts on identifying alternative sites in various districts (including Man Kam To, Ma Tso Lung, Ngau Tam Mei, Lau Fau Shan and Pak Nai) for relocating the remaining part of the affected business. However, those sites are considered not suitable or impracticable due to various shortcomings such as geographical constraints, environmental concerns and land use incompatibility etc.;
- (b) the Site is currently vacant without active agricultural activities. Approval of the application would not frustrate the long-term planning intention of the “AGR” zone and would better utilise deserted land in the New Territories;

- (c) due to land administrative reasons, Lots 264, 270 S.B ss.1 (Part) and 270 S.B RP (Part) in D.D. 116 are not included in the Site. 24-hour free access via the proposed ingress/egress will be provided for users of the above-mentioned lots; and
- (d) the proposed use is considered not incompatible with surrounding areas which are predominantly semi-rural in character comprising unused/vacant land and public utility installations. Potential adverse impacts arising from the proposed use would be minimised.

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 publishing notices in local newspapers and sending notice to the Shap Pat Heung Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion, the requirements as set out in the TPB PG-No. 31B are not applicable.

4. Town Planning Board Guidelines

The Town Planning Board Guidelines for ‘Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 13G) is relevant to the application. The Site falls within Category 3 areas under TPB PG-No. 13G. Relevant extract of the Guidelines is at **Appendix II**.

5. Background

The Site is currently not subject to any planning enforcement action.

6. Previous Applications

- 6.1 Parts of the Site were involved in three previous applications (No. A/YL-TT/42, 265 and 283). Details of these applications are summarised at **Appendix III** and their locations are shown on **Plan A-1b**.

Rejected Applications

- 6.2 Applications No. A/YL-TT/265 and 283 covering the eastern part of the Site for proposed house (New Territories Excepted House – Small House) were rejected by the Committee/the Board on review in 2010 and 2011 respectively. The considerations of these two applications are not relevant to the current application which involves a different use.

Approved Application

6.3 Application No. A/YL-TT/42² covering the northwest part of the Site for proposed Au Tau Sewage Pumping Station was approved by the Committee in 1998. The considerations of this application are not relevant to the current application which involves a different use.

7. Similar Application

There is no similar application within the same “AGR” zone on the OZP.

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

8.1 The Site is:

- (a) currently vacant and covered with vegetation. Two parcels of private lots³ with some structures are enclosed by the Site; and
- (b) accessible from Long Ho Road via a local track.

8.2 The surrounding areas are predominantly rural in character comprising vegetated land, vacant/unused land, parking of vehicles, a sewage pumping station and temporary structures.

8.3 The Site is segregated from the Yuen Long New Town by Yuen Long Highway to its west and from Yeung Uk Tsuen by a nullah, i.e. Yuen Long Bypass Floodway to its east.

9. Planning Intention

9.1 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.

9.2 According to the Explanatory Statement of the OZP, as filling of land may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities in the subject “AGR” zone.

10. Comments from Relevant Government Bureau/Departments

10.1 Apart from the government bureau/departments as set out in paragraphs 10.2 and 10.3 below, other departments consulted have no objection to or no adverse

² Planning permission of A/YL-TT/42 was not implemented and ceased to have effect on 25.9.2001. As shown in **Plan A-2**, the Au Tau Sewage Pumping Station was provided at a revised location to the northeast at the Site under application No. A/YL-TT/116 approved by the Committee on 17.8.2001.

³ The concerned private lots i.e. Lots 264, 270 S.B ss.1 (Part) and 270 S.B RP (Part) in D.D. 116 (**Plan A-2**), are not covered by the Site.

comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses are provided in **Appendices IV** and **V** respectively.

10.2 The following government bureau supports the application.

Policy Aspect

10.2.1 Comments of the Secretary for Development (SDEV):

- (a) the current application is submitted by applicant whose operation will be displaced by the planned public housing development near Tin Tsz Road in TSW. According to the applicant, the business involves storage of vehicles. Having learned that its operation would be affected, the operator has conducted an extensive site search for suitable sites to relocate its business, and ultimately selected the Site as it is considered the most suitable for temporary open storage of vehicles with ancillary facilities. It was noted that the operator had submitted another application previously to relocate part of their business to Ping Shan;
- (b) the applicant is of the view that although the Site is zoned “AGR”, the proposed temporary use would not frustrate the long-term planning intention of the “AGR” zone since the land is currently vacant without agricultural activities. The applicant also considers that the proposed temporary use is not incompatible with the surrounding areas. It will not induce significant traffic impacts and the environmental impacts will be minimal. No adverse drainage impact is envisaged. The applicant has conducted a tree survey report and proposes to plant new trees on a 1.09:1 ratio to compensate for the loss of trees owing to development works to mitigate landscape impact and serve as a landscape buffer;
- (c) the land on which the business operation is originally run (i.e. the original site) is within the area for planned development of public housing near Tin Tsz Road. Should the original site be resumed, the land freed up by the displaced operation will, together with other cleared land, be redeveloped for the said public housing project;
- (d) under the policy directive of “providing monetary compensation in parallel with facilitation service”, the Government would step up assistance provided to brownfield operators who are affected by government projects and intend to relocate their businesses elsewhere, considering that these operations being displaced support various industries and have contributed positively to Hong Kong’s economy and job market. If the applicant could relocate its operation, it would help facilitate smooth resumption of land for the aforesaid planned public housing development. To this end, she supports the application; and
- (e) the above policy support is given on the premises that departure of the applicant currently running its operation at the original site will facilitate government’s future land resumption of this original site for taking forward the planned public housing development. Subject

to government's consideration and prevailing circumstances, in any event that another operator (i.e. Operator B) moves into the original site after the departure of the current operator/applicant and before the government undertakes resumption of the original site, no policy support will be granted again to this Operator B in the future if similar planning application is made.

10.3 The following government departments have reservation and/or do not support the application.

Land Administrative

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

- (a) the Site comprises GL and Old Schedule Agricultural Lots 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;
- (b) no permission is given for occupation of GL (about 630 m²) included in the Site. Any occupation of GL without government's prior approval is an offence under Cap. 28 Land (Miscellaneous Provisions) Ordinance;
- (c) his office has reservation on the planning application since there is/are unauthorized structure(s) and/or uses on Lot 270 S.B RP in D.D. 116 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;
- (d) if the planning application is approved, the lot owner(s) shall apply to LandsD for a Short Term Waiver (STW) and a Short Term Tenancy (STT) to permit the structure(s) erect within the private lot(s) and the occupation of GL. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that the application(s) will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given that the proposal is temporary in nature, only erection of temporary structure(s) will be considered; and
- (e) his detailed advisory comments are at **Appendix V**.

Agriculture and Nature Conservation

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

- (a) the Site falls within the "AGR" zone and is generally abandoned with some structures. Agricultural infrastructures such as road access and water source are available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses and plant

nurseries, etc. The proposed use is not supported from agricultural perspective; and

- (b) no adverse comment from nature conservation point of view.

11. Public Comments Received During the Statutory Publication Period

On 17.3.2026, the application was published for public inspection. During the statutory public inspection period, 10 public comments were received. The public comments were submitted by 9 individuals (including one from Yeung Uk Tsuen villager and 7 individuals submitted public comments in standard format) and one from Kadoorie Farm & Botanic Garden Corporation respectively (**Appendix VI**), object to the application mainly on the grounds that (i) the Site is located in a green lowland area which helps mitigate global warming and is unsuitable for land filling, (ii) the proposed use is not in line with the planning intention of the “AGR” zone, (iii) Long Ho Road is a single-lane road that could not accommodate heavy traffic, and (iv) the proposed use will generate adverse hygienic, environmental, ecological, traffic and safety concerns on the surrounding areas.

12. Planning Considerations and Assessments

12.1 The application is for proposed temporary open storage of vehicles with ancillary facilities and associated filling of land 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 to the application mainly on consideration that the Site possesses potential for agricultural rehabilitation. Nevertheless, according to the applicant, its original business operation (with an area of about 45,870m²) in Ping Shan falls within the land resumption limit for the planned public housing development near Tin Tsz Road in TSW. Although a planning application (No. A/YL-PS/739) has been approved by the Committee to facilitate the relocation of such operation, the site under that application only accounts for 70% (32,189m²) of the original business operation. Upon a thorough site selection process conducted by the applicant, the Site is identified as the most suitable site for relocation of the applicant’s remaining open storage operation. SDEV supports the application from the perspective of policy directive of “providing monetary compensation in parallel with facilitation service”, that the Government would step up assistance provided to brownfield operators who are affected by government projects and intend to relocate their businesses elsewhere, considering that these operations being displaced support various industries and have contributed positively to Hong Kong’s economy and job market, as well to help facilitate smooth resumption of land for the aforesaid planned public housing development. In view of the above and taking into account the planning assessments below, there is no objection to the proposed use on a temporary basis of three years.

12.2 The application also involves filling of land of majority of the Site (about 13,885m² or 97% of the Site) with gravel materials with a depth of not more than 0.2m for storage of vehicles, site formation of structure, parking spaces and circulation area. Filling of land within the “AGR” 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 Drainage Services Department (CE/MN, DSD) and Director of Environmental Protection (DEP) have no objection to the application from drainage and environmental perspectives respectively. 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.

- 12.3 The proposed use is considered not entirely incompatible with the surrounding areas which are predominantly rural in character comprising vegetated land, vacant/unused land, parking of vehicles, a sewage pumping station and temporary structures. The applicant proposes to maintain 24-hour free access via the proposed ingress/egress to the private lots enclosed by the Site. Moreover, the Site is segregated from the Yuen Long New Town by Yuen Long Highway to its west and from Yeung Uk Tsuen by a nullah, i.e. Yuen Long Bypass Floodway to its east (**Plan A-2**). To mitigate the potential landscape impact, the applicant has submitted a landscape proposal to retain one of the existing trees and plant 63 new trees within the Site (**Drawing A-8**). In this regard, the Chief Town Planner/Urban Design & Landscape of Planning Department (PlanD) has no adverse comment on the application from landscape planning point of view.
- 12.4 The Site falls within Category 3 areas under TPB PG-No. 13G. The application generally complies with TPB PG-No.13G in that, beside CE/MN, DSD, DEP and DAFC as mentioned in paragraphs 12.1 and 12.2 above, other relevant government departments consulted, including the Commissioner for Transport and Director of Fire Services have no objection to/no adverse comment on the application from traffic and fire safety aspects respectively. Should the application be approved, relevant approval conditions are recommended in paragraph 13.2 below to address the technical requirements of concerned government departments, and the applicant will also be advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise potential environmental nuisances on the surrounding areas and to implement appropriate pollution control measures outlined in the Professional Persons Environmental Consultative Committee (ProPECC) Practice Notes 2/24 ‘Construction Site Drainage’ to minimise any potential environmental impacts on nearby water bodies during the construction of the project. Regarding DLO/YL’s concern on the unauthorized structure(s) and/or uses on the private lot within the Site, the applicant will be advised to liaise with LandsD on these land administration matters should the Committee approve the application.
- 12.5 There is no relevant previous application concerning the Site and no similar application for the proposed use within the same “AGR” zone in the past five years. Taking into consideration the planning circumstances of the application including the policy support from SDEV and the justifications provided by the applicant in paragraph 2 above, approval of this application would unlikely create an undesirable precedent for other similar cases.
- 12.6 Regarding the public comments as summarised in paragraph 11 above, the planning considerations and assessments in paragraphs 12.1 to 12.5 above are relevant.

13. Planning Department's Views

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comments mentioned in paragraph 11 above, the 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 8.5.2029. 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 8.2.2027;
- (b) in relation to (a) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (c) 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 8.11.2026;
- (d) in relation to (c) 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 8.2.2027;
- (e) 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;
- (f) if any of the above planning condition (a), (c) or (d) 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
- (g) upon expiry of the planning permission, the reinstatement of the site, including the removal of fill materials and hard paving and grassing of the site to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory clauses

The recommended advisory clauses are at **Appendix V**.

- 13.3 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 the "Agriculture" zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other

agricultural purposes. No strong planning justification has been given 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

Appendix I	Application Form received on 9.3.2026
Appendix Ia	Supplementary Planning Statement
Appendix Ib	FI received on 21.4.2026
Appendix II	Relevant Extract of TPB PG-No.13G
Appendix III	Previous Applications
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Appendix VI	Public Comments
Drawing A-1	Vehicular Access Plan
Drawing A-2	Site Layout Plan
Drawing A-3	Land Filling Plan
Drawing A-4	Drainage Proposal
Drawing A-5	FSIs Proposal
Drawing A-6	Landscape Proposal
Plan A-1a	Location Plan
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and 4b	Site Photos

**PLANNING DEPARTMENT
MAY 2026**