

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TT/782

- Applicant** : Ming Chi Property Management Limited represented by R-riches Planning Limited
- Site** : Various Lots in D.D. 118 and Adjoining Government Land (GL), Tai Tong, Yuen Long
- Site Area** : 2,901m² (about) (including GL of about 779m² or 26.9%)
- 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 Warehouse (Excluding Dangerous Goods Godown) and Vehicle Repair Workshop 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 warehouse (excluding dangerous goods godown) and vehicle repair workshop with ancillary facilities and associated filling of land for a period of three years at the application site (the Site) which is 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 mostly formed and partly covered by soil and overgrown, while the eastern and southwestern parts are occupied by containers and open storage without valid planning permission (**Plans A-3 to A-4**).
- 1.2 The Site is accessible from Tai Shu Ha Road West via a local track with an ingress/egress at the southwest (**Drawing A-1** and **Plan A-2**). According to the applicant, the proposed uses consist of four single-storey structures (about 8.5m in height) with a total floor area of about 822m² for warehouses and vehicle repair workshop with ancillary site office and washroom. The remaining open area of about 2,079m² (71.6%) is mainly for circulation, loading/unloading spaces and car parking to support the daily operation. No dangerous goods will be stored at the

Site and all workshop activities will be carried out within enclosed structures. Three parking spaces for private cars (5m x 2.5m), and two loading/unloading (L/UL) spaces each for light goods vehicle (LGV) (7m x 3.5m) and medium goods vehicle (MGV) (11m x 3.5m) will be provided within the Site. The applicant also proposes to fill an area of about 254m² at the Site (i.e. about 8.8% of the Site) and regularise the filling of land already undertaken at the Site with an area of about 2,647m² (i.e. about 91.2% of the Site) to a depth of not more than 0.2m with concrete mainly for erection of structures, L/UL, vehicle parking and circulation purposes. The operation hours are from 9:00 a.m. to 7:00 p.m. daily excluding Sundays and public holidays. Plans showing the vehicular access, site layout, land filling, swept-path analysis, drainage and fire service installations proposals submitted by the applicant are at **Drawings A-1 to A-6** respectively.

- 1.3 The Site was involved in a previous application (No. A/YL-TT/648) for proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities which was approved by the Rural and New Town Planning Committee (the Committee) of the Board in 2024 (details at paragraph 5 below). However, the planning permission was revoked due to non-compliance with time-limited approval conditions. Compared with the last approved application, the current application is submitted by the same applicant for similar use with a larger site area and similar layout and development parameters. A comparison of the major development parameters of the current application and the last approved application is summarised as follows:

Major Development Parameters	Last Approved Application (No. A/YL-TT/648) (a)	Current Application (No. A/YL-TT/782) (b)	Difference (b) - (a)
Proposed Use	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Vehicle Repair Workshop with Ancillary Facilities and Associated Filling of Land	Addition of Vehicle Repair Workshop
Site Area (about)	2,647m ²	2,901m ²	+254m ² (+9.6%)
Total Floor Area (about)	594m ²	822m ²	+228m ² (38.4%)
No. of Structures	3 (for warehouses, site office and washroom)	4 (for warehouses and vehicle repair workshop use, with ancillary site office and washroom)	+1
Height of Structures	About 7m (1 storey)	About 8.5m (1 storey)	+1.5m (+21.4%)
Parking Spaces	3 (5m x 2.5m) for private cars		--
L/UL Spaces	1 (7m x 3.5m) for LGV 1 (11m x 3.5m) for MGV		--

Operation Hours	9:00 a.m. to 6:00 p.m. daily excluding Sundays and public holidays	9:00 a.m. to 7:00 p.m. daily excluding Sundays and public holidays	Change in time span
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1.4 In support of the application, the applicant has submitted the following documents:

- (a) Application Form with attachments received on 24.3.2026 (Appendix I)
- (b) Supplementary Information (SI) received on 25.3.2026 (Appendix Ia)
- (c) Further Information (FI) received on 24.4.2026* (Appendix Ib)
- (d) FI received on 8.5.2026* (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 at **Appendices I to Ic**. They can be summarised as follows:

- (a) the proposed warehouse is for storing miscellaneous goods including packaged food, apparel, footwear, electronic goods and furniture etc. to support local warehouse and storage industry. The applicant proposes to operate a vehicle repair workshop for essential maintenance of private cars and LGV to support the daily operation of the proposed warehouse;
- (b) the proposed uses are not incompatible with the surrounding temporary structures for warehouse and vehicle repair workshops. Approval of the application on a temporary basis would not frustrate the long-term planning intention of the Site;
- (c) the Site was covered by a previous planning permission (application no. A/YL-TT/648) which was subsequently revoked. The applicant clarifies that the non-compliance of approval conditions related to submission and implementation of drainage proposal and implementation of FSIs proposal were mainly due to insufficient time. To support the current application, the applicant has submitted drainage and FSIs proposals (**Drawings A-5 and A-6**);
- (d) the applicant will follow the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (“CoP”) and relevant environmental protection/pollution control ordinances to minimise any potential environmental impacts on the surrounding areas; and
- (e) traffic generated and attracted by the proposal is minimal. Adverse traffic impact on the nearby road network is not anticipated.

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 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. **Background**

The storage use on the Site would be subject to planning enforcement action.

5. **Previous Applications**

5.1 There are nine previous applications (No. A/YL-TT/107, 184, 425, 525, 574, 583, 584, 621 and 648) covering different extents of the Site. Details of these applications are at **Appendix II** and the boundaries of the sites are shown on **Plan A-1b**.

Rejected Applications

5.1 Applications No. A/YL-TT/107 and 184 for temporary open storage use at a larger site each for a period three years and application no. A/YL-TT/425 for religious institution were rejected by the Committee between 2001 and 2018. Considerations of these applications are not relevant to the current application which involves different uses.

Approved Applications

5.2 Applications No. A/YL-TT/525, 574, 584 and 621 covering portions of the Site for temporary animal boarding establishment for a period of three years were approved by the Committee in 2022 and 2024. Considerations of these applications are not relevant to the current application which involves different uses.

5.3 Applications No. A/YL-TT/583 and 648 covering portions of the Site for temporary vehicle repair workshop and open storage, and warehouse (excluding dangerous goods godown) with ancillary facilities and associated filling of land at the Site were approved by the Committee in 2023 and 2024 respectively, mainly on the considerations that the temporary use would not jeopardise the long-term planning intention of the area; the proposal was not incompatible with the surrounding uses; having policy support (for application No. A/YL-TT/583) and the departmental concerns could be addressed by imposing approval conditions. However, the planning permissions for applications No. A/YL-TT/583 and 648 were revoked on 23.12.2024 and 7.12.2025 respectively due to non-compliance with time-limited approval conditions related to submission and implementation of drainage proposal (for application No. A/YL-TT/648) and drainage impact assessment (for application No. A/YL-TT/583), as well as implementation of FSIs proposal.

6. Similar Applications

- 6.1 There are 11 similar applications (No. A/YL-TT/575, 608, 651, 671, 695, 717, 739, 741, 757, 766 and 775) for temporary warehouse or vehicle repair workshop for a period of three years with/without associated filling of land within the same “AGR” zone in the past five years. All the applications were approved with conditions by the Committee between 2022 and 2026 mainly on the similar considerations as mentioned in paragraph 5.3 above. Details of these applications are summarised in **Appendix II** and their locations are shown on **Plan A-1a**.
- 6.2 For Members’ information, planning application No. A/YL-TT/755 for the same use within the subject “AGR” zone will also be considered by the Committee at this meeting (**Plan A-1a**).

7. Planning Intention

- 7.1 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.
- 7.2 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.

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

- 8.1 The Site is:
- (a) mostly formed and partly covered by soil and overgrown, while the eastern and southwestern part are occupied by containers and open storage without valid planning permission; and
 - (b) accessible from Tai Shu Ha Road West via a local track.
- 8.2 The surrounding areas are predominantly rural in character comprising mainly open storage/storage yards, warehouse, vehicle repair workshop, temporary structures, graves and vacant/unused land. Some of these uses are covered by valid planning permissions.

9. Comments from Relevant Government Departments

- 9.1 Apart from the government department 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 in the Recommended Advisory Clauses are provided in **Appendices III** and **IV** respectively.

9.2 The following government department does not support the application:

Agriculture and Nature Conservation

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

- (a) the Site falls within the “AGR” zone and is generally vacant. There are active agricultural activities in the vicinity and agricultural infrastructures such as road access and water source are also available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses and plant nurseries, etc. As the Site possesses potential for agricultural rehabilitation, the proposed use is not supported from agricultural perspective; and
- (b) no comment from nature conservation point of view.

10. Public Comments Received During the Statutory Publication Period

On 31.3.2026, the application was published for public inspection. During the statutory public inspection period, two public comments were received, with one comment from the village representative of Nam Hang Tsuen supporting the application (**Appendix Va**) and one comment from an individual (**Appendix Vb**) expressing views that the approval conditions of the previously approved application were not complied with.

11. Planning Considerations and Assessments

11.1 The application is for proposed temporary warehouse (excluding dangerous goods godown) and vehicle repair workshop with associated filling of land for a period of three years at the Site which is zoned “AGR” on the OZP. The proposed uses are not in line with the planning intention of “AGR” zone and DAFC does not support the application from agricultural perspective. Nonetheless, taking into account the planning assessments below, there is no objection to the proposed uses with associated filling of land on a temporary basis of three years.

11.2 The application also involves proposed filling of land of about 254m² at the Site (i.e. about 8.8% of the Site) and regularise the filling of land already undertaken with an area of about 2,647m² (i.e. about 91.2% of the Site) to a depth of not more than 0.2m with concrete for erection of structures, L/UL, vehicle parking and circulation purposes. Filling of land within “AGR” zone requires planning permission 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 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.

- 11.3 The proposed uses are considered not incompatible with the surrounding areas which are predominantly rural in character comprising open storage/storage yards, warehouse, vehicle repair workshop, temporary structures, graves and vacant/unused land (**Plan A-2**).
- 11.4 Other concerned government departments consulted including the Commissioner for Transport and Director of Fire Services (D of FS) have no objection to or 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 12.2 below to address the technical requirements of the concerned government departments. The applicant will also be advised to follow the latest “CoP” to minimise the potential environmental nuisances on the surrounding areas.
- 11.5 The Committee approved a previous application (No. A/YL-TT/648) for temporary warehouse at the Site in 2024 as detailed in paragraph 5.2 above. However, the planning permission was subsequently revoked in 2025 due to non-compliance with time-limited approval conditions on submission and implementation of drainage proposal, and implementation of FSIs proposal. According to the applicant, there was insufficient time to meet the compliance requirements. In support of the current application, drainage and FSIs proposals have been submitted by the applicant (**Drawings A-5 and A-6**). In this regard, CE/MN, DSD and D of FS have no objection to the current application. As such, sympathetic consideration may be given to the application. Should the application be approved, the applicant will be advised that failure to comply with any of the approval conditions will result in revocation of the planning permission and sympathetic consideration may not be given to any further applications.
- 11.6 There are 11 approved similar applications within the subject “AGR” zone in the past five years as mentioned in paragraph 6 above. Approval of the current application is in line with the Committee’s previous decisions.
- 11.7 Regarding two public comments received during the statutory publication period as summarised in paragraph 10 above, the planning considerations and assessments in paragraphs 11.1 to 11.6 above are relevant.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comments detailed 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 22.5.2029. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) the submission of a revised 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 22.11.2026;
- (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 22.2.2027;
- (c) in relation to (b) above, the implemented drainage facilities at the site shall be maintained at all times during the planning approval period;
- (d) the submission of a revised 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 22.11.2026;
- (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 22.2.2027;
- (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 the removal of fill materials and hard paving, and 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 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 uses with associated filling of land are 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.

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 24.3.2026
Appendix Ia	SI received on 25.3.2026
Appendix Ib	FI received on 20.4.2026
Appendix Ic	FI received on 8.5.2026
Appendix II	Previous and Similar Applications
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Appendix Va and Vb	Public Comments
Drawing A-1	Vehicular Access Plan
Drawing A-2	Site Layout Plan
Drawing A-3	Land Filling Plan
Drawing A-4	Swept Path Analysis
Drawing A-5	Drainage Proposal
Drawing A-6	Fire Service Installations 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
MAY 2026**