

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PS/783

- Applicant** : WIT Investment Limited represented by Metro Planning & Development Company Limited
- Site** : Various Lots in D.D. 126 and adjoining Government land (GL), Ping Shan, Yuen Long
- Site Area** : 27,350 m² (about) (including GL of about 197.8 m² or 0.08%)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/22
- Zoning** : “Residential (Group A) 6” (“R(A)6”) (About 69%); and
[*Restricted to a maximum plot ratio of 6.7 and a maximum building height of 160mPD*]

“Recreation” (“REC”) (About 31%)
- Application** : Temporary Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary open storage of construction machinery and construction materials and associated filling of land for a period of three years at the application site (the Site) (**Plan A-1a**) falling within an area zoned “R(A)6” and “REC” on the OZP. 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 permission from the Town Planning Board (the Board). Filling of land within “REC” zone also requires planning permission from the Board. The Site is currently hard-paved and occupied by the applied use which is partly covered by a valid planning permission No. A/YL-PS/695 valid until 17.10.2026 (**Plans A-1b, A-4a to 4b**).
- 1.2 The Site, with the ingress/egress at the western part, is accessible from Tin Wah Road via a local track (**Drawing A-1, Plans A-2 to A-4a**). According to the applicant, the open storage use, which has an area of about 18,500 m²

(about 67.5% of the Site), is for storage of construction machinery and materials including electric generators, excavators, sanitary wares, barricades and metal. Six single-storey temporary structures (not exceeding 3.5m in height) with a total floor area of about 197m² are proposed for guard room, toilet, storeroom, site office, electricity meter room and water supply room (**Drawing A-2**). Four private car parking spaces and two loading/unloading (L/UL) spaces for medium/heavy goods vehicle (M/HGVs) are provided. The operation hours are from 9 a.m. to 9 p.m. from Mondays to Saturdays and there will be no operation on Sundays and public holidays. No workshop activities are to be carried out at the Site. The vehicular access plan, layout plan, and plan showing the extent of filling of land submitted by the applicant are at **Drawings A-1 to A-3** respectively.

- 1.3 The current application seeks also to regularise the filling of land in the northern and eastern parts (about 8,400m² or 30.7% of the Site) within the “REC” portions of Site which had already been filled with concrete with depth of 0.2m under previous planning approvals for operational needs. No further filling of land will be carried out.
- 1.4 The Site was, in part or in whole, involved in 19 previous applications (**Plan A-1**) for open storage use which were approved by the Rural and New Town Planning Committee (the Committee) of the Board between 1994 and 2023 (details at paragraph 6 below). Compared with the last approved application (No. A/YL-PS/695), the current application is submitted by a different applicant for the same use at a larger site with additional filling of land, different layout and development parameters. A comparison of the major development parameters between the last approved application and the current application is as follows:

Major Development Parameters	Previously Approved Application (A/YL-PS/695) (a)	Current Application (A/YL-PS/783) (b)	Difference (b)-(a)
Applied Use	Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Construction Equipment for a Period of 3 Years	Temporary Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land for a Period of 3 Years	Additional Filling of Land
Site Area (About)	About 17,994.8 m ²	About 27,350 m ²	+ 9,355.2 m ² (+52%)
Total Floor Area (About)	About 32.6 m ²	About 197 m ²	+164.4 m ² (+504%)
No. of Structure	3 (guard room, shelter for storage of small construction tools)	6 (guard room, toilet, storeroom, site office, electricity meter room, water supply room)	+3
Maximum Height of Structures	1 storey (not more than 2.59m)	1 storey (not exceeding 3.5m)	+0.91m

No. of Parking Spaces	2 for MGV (11m x 3m each)	4 for private car (5m x 2.5m each)	+2 Change in Vehicle Type
No. of L/UL Spaces	2 for MGV (11m x 3.5m each)	2 for M/HGV (11m x 3.5m each)	Change in Vehicle Types
Operation Hours	9:30 a.m to 6:30 p.m from Mondays to Saturdays (No operation on Sundays and Public Holidays)	9 a.m to 9 p.m from Mondays to Saturdays (No operation on Sundays and Public Holidays)	Change in Operation Hours

1.5 In support of the application, the applicant has submitted an Application Form with attachments received on 1.6.2026 (**Appendix I**).

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Application Form at **Appendix I**. They can be summarised as follows:

- (a) Part of the Site is the subject of a valid planning approval for open storage use.
- (b) The Site falls within the ‘Category 2 Areas’ of the Town Planning Board Guidelines for Applications for Open Storage and Port Back-up Uses (TPB PG-No. 13G).
- (c) The applied use could meet the exigent open storage demand in Ping Shan area and is important to support the infrastructure development in Hong Kong.
- (d) No significant adverse impact is anticipated from the applied use.
- (e) The applied use is temporary in nature and is not incompatible with surrounding land uses.

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 published notice in local newspaper and sending notification letter to the Ping Shan Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion, TPB PG-No. 31B is not applicable.

4. **Background**

The storage use at the part of the Site not covered by planning permission is a

suspected unauthorized development which may be subject to planning enforcement action.

5. **Town Planning Board Guidelines**

TPB PG-No. 13G is relevant to the application. The Site falls within Category 2 areas under TPB PG-No. 13G promulgated by the Board on 14.4.2023. Relevant extract of the Guidelines is at **Appendix II**.

6. **Previous Applications**

6.1 The Site was, in part or in whole, involved in 20 previous applications for temporary open storage of new vehicles. 19 of them (No. A/DPA/YL-PS/30¹, A/YL-PS/14, 40, 76, 106, 122, 167, 255, 311, 346, 352, 446, 457, 538, 545, 603, 612, 680 and 695) were approved by the Committee between 1994 and 2023 while one application (No. A/DPA/YL-PS/3¹) was rejected by the Board upon review in 1994. Details of these previous applications are summarised in **Appendix III** and their boundaries are shown on **Plan A-1**.

Approved Applications

6.2 Application No. A/DPA/YL-PS/30 for temporary open storage of new vehicles covering a larger site was approved with conditions by the Committee in 1994 for a period of three years on the considerations that there was no immediate alternative site available for open storage of new vehicles; minimal adverse environmental impacts were envisaged; and approval of temporary use would not jeopardise the long-term planning intention of the area.

6.3 18 applications (No. A/YL-PS/14, 40, 76, 106, 122, 167, 255, 311, 346, 352, 446, 457, 538, 545, 603, 312, 680 and 695) for temporary open storage uses covering different extents of the Site for a period of 12 months or three years were approved with conditions by the Committee between 1997 and 2023 on the considerations that the temporary use would not frustrate long-term development of the application site; the applied use was considered generally in line with TPB PG-No. 13G and its previous versions; the applied use would unlikely cause significant adverse traffic and environmental impacts; and relevant departments had no objection to the application. As for the last approved application No. A/YL-PS/695 covering the middle and northern parts of the Site, all the time-limited approval conditions have been complied with and the planning permission is valid until 17.10.2026.

Rejected Application

6.4 Application No. A/DPA/YL-PS/3 for open storage of new vehicles covering a larger site was rejected by the Board upon review in 1994 mainly on grounds that the applied use was not compatible with surrounding land uses;

¹ The application sites under No. A/DPA/YL-PS/3 and 30 were designated as “Unspecified Use” area on the then draft Ping Shan Development Permission Area Plan No. DPA/YL-PS/1 gazetted on 18.6.1993.

and the applicant failed to demonstrate that there would not be adverse traffic, drainage, visual and noise impacts on the surrounding areas.

7. Similar Applications

There are seven similar applications (No. A/YL-PS/653, 669, 685, 697, 711, 764 and 767) within/straddling the same “R(A)6” and “REC” zones for temporary open storage use which were all approved with conditions by the Committee in the past five years mainly on similar considerations as those mentioned in paragraph 6.3 above. Details of these applications are summarised at **Appendix IV** and the locations of the sites are shown on **Plan A-1**.

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

8.1 The Site is:

- (a) currently hard-paved and occupied by the applied use which is partly covered by a valid planning permission under Application No. A/YL-PS/695; and
- (b) accessible via a local track leading to Tin Wah Road (**Plan A-2**).

8.2 The surrounding areas comprise predominantly vehicle parks, storage/open storage yards intermixed with unused/vacant land and residential dwellings. Some of these uses are covered by valid planning permissions.

9. Planning Intentions

- 9.1 The “R(A)” zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.
- 9.2 The “REC” zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.
- 9.3 According to the Explanatory Statement of the OZP for “REC” zone, as filling of land 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

- 10.1 Apart from the government department as set out in paragraph 10.2 below, other departments consulted have no objection to/no adverse comment on the

application. Their general comments and advisory comments are provided in **Appendices V and VI** respectively.

10.2 The following government department does not support the application:

Environment

10.2.1 Comments of the Director of Environmental Protection (DEP):

- (a) he does not support the application as the application involves traffic of heavy vehicles and there are residential uses in the vicinity (with the nearest situated about 43m to the southwest) (**Plan A-2**), thus environmental nuisance is expected;
- (b) should the application be approved, the applicant is advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (“CoP”); and
- (c) there is no substantiated complaint pertaining to the Site received in the past three years.

11. Public Comments received During the Statutory Publication Period

On 9.6.2026, the application was published for public inspection. During the statutory public inspection period, no public comment was received.

12. Planning Considerations and Assessments

12.1 The application is for temporary open storage of construction machinery and construction materials and associated filling of land for a period of three years at the Site zoned “R(A)6” and “REC” on the OZP. Although the applied use is not in line with the planning intentions of the “R(A)6” and “REC” zones, there is no known development proposal for the “REC” portions of the Site. The majority of the Site also falls within the development area of the proposed public housing development at Tin Tsz Road. In this regard, the Chief Engineer/Housing Projects of Civil Engineering and Development Department (CE/HP, CEDD) has no adverse comment on the application. Approval of the application on a temporary basis for a period of three years would not affect the implementation of the planned public housing development at the Site nor frustrate the long-term planning intentions of the area. Should the application be approved, it is suggested to include an advisory clause to remind the applicant that the Site may be resumed by the Government at any time during the planning approval period for the implementation of government projects and not to carry out any substantive works during the approval period.

12.2 The application also seeks planning permission for regularisation of the

existing filling of land (about 8,400m² or 30.7% of the Site) within the “REC” portions of the Site with concrete with a depth of 0.2m which had been carried out during previous planning approvals for operational needs. Planning permission is required for filling of land within “REC” zone as they may cause adverse drainage and environmental impacts on the surrounding 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/no adverse comment on the applied filling of land from drainage and environmental perspectives respectively.

- 12.3 The surrounding areas comprise predominantly vehicle parks, storage/open storage yards intermixed with unused/vacant land and residential dwellings. (**Plan A-2**). Some of these uses are covered by valid planning permissions. The applied use is generally not incompatible with the surrounding land uses.
- 12.4 The Site falls within Category 2 areas under the TPB PG-No. 13G. The application is considered generally in line with TPB PG-No. 13G in that the Site was granted with previous approvals and all the approval conditions have been complied with; and other relevant government departments consulted, including the Commissioner for Transport, CE/MN, DSD and Director of Fire Services have no objection to or no adverse comment on the application from traffic, drainage and fire safety perspectives respectively. While DEP does not support the application as there are sensitive receivers in the vicinity of the Site with the nearest one located 43m to the southwest of the Site (**Plan A-2**) and environmental nuisance is expected, there is no substantial complaint pertaining to the Site in the past three years. The applicant will also be advised to follow the latest “CoP” to minimise the possible environmental nuisance caused by the applied use on the surrounding areas and to keep the Site clean and tidy at all times. To address the technical requirements of concerned government departments, relevant approval conditions are recommended in paragraph 13.2 below.
- 12.5 The Committee has approved 19 previous applications for temporary open storage use involving different extents of the Site between 1994 and 2023 and seven similar applications for open storage use within/straddling the “R(A)6” and “REC” zones in the past five years. Approval of the current application is in line with the Committee’s previous decisions.

13. **Planning Department’s Views**

- 13.1 Based on the assessments made in paragraph 12 above, the Planning Department 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 **24.7.2029**. 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 **24.1.2027**;
- (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 **24.4.2027**;
- (c) in relation to (b) above, the implemented drainage facilities on the Site 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 **24.1.2027**;
- (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 **24.4.2027**;
- (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 attached at **Appendix VI**.

- 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 is not in line with the planning intentions of the "R(A)6" and "REC" zones, which are primarily for high-density residential developments and recreational developments for the use of the general public respectively. No strong planning justification has been given in the submission for a departure from the planning intentions, 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 with attachments received on 1.6.2026
Appendix II	Extract of the TPB PG-No. 13G
Appendix III	Previous Applications
Appendix IV	Similar Applications
Appendix V	Government Departments' General Comments
Appendix VI	Recommended Advisory Clauses
Drawing A-1	Vehicular Access Plan
Drawing A-2	Layout Plan
Drawing A-3	Filling of Land Extent Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4b	Site Photos

**PLANNING DEPARTMENT
JULY 2026**