

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TYST/1364

- Applicant** : 聯合倉庫管理有限公司
- Site** : Lots 1311 S.B ss.2 (Part) and 1311 S.B RP (Part) in D.D. 119, Pak Sha Tsuen, Yuen Long
- Site Area** : 1,536 m² (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14
- Zoning** : “Residential (Group C)” (“R(C)”)
[Restricted to a maximum plot ratio of 0.4 and a maximum building height of 3 storeys including car park (9m)]
- Application** : Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary warehouse for storage of construction materials for a period of three years at the application site (the Site) falling within an area zoned “R(C)” on the OZP (**Plan A-1**). 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 paved, fenced-off, with its eastern portion occupied by the applied use covered by a valid planning permission under application No. A/YL-TYST/1311 until 6.6.2028 and its western portion occupied by a vehicle park without valid planning permission (**Plans A-2 to A-4**).
- 1.2 The Site with the ingress/egress at the southwestern part is accessible from Kung Um Road via a local track. According to the applicant, the warehouse is for storage of construction materials (including bricks, sandstones, glass and tiles). Seven structures, including five single-storey structures and two two-storey structures (not exceeding 6m in height), with a total floor area of about 678m² are provided for warehouse, site office, guard room and toilet. Six parking spaces for light goods vehicles (LGVs) will be provided. The operation hours are from 8 a.m. to 8 p.m. from Mondays to Saturdays, with no operations on Sundays and public holidays.

No inflammable item will be stored at the Site. No vehicles exceeding 5.5 tonnes or without valid license will be allowed to enter/exit the Site. The site layout plan submitted by the applicant is at **Drawing A-1**.

- 1.3 The eastern part of the Site was involved in a previous application for temporary warehouse for storage of construction materials approved by the Rural and New Town Planning Committee (the Committee) of the Board in 2025 (details at paragraph 5 below). Compared with the last application (No. A/YL-TYST/1311), the current application is submitted by the same applicant for the same use at a larger site with different development parameters and layout. 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-TYST/1311 (a)	Current Application No. A/YL-TYST/1364 (b)	Difference (b)-(a)
Applied Use	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years		---
Site Area	About 476 m ²	About 1,536 m ²	+1,060m ² (+223%)
Total Floor Area (Non-domestic)	About 416 m ²	About 678 m ²	+262m ² (+62.9%)
No. and Height of Structures	2 • for warehouse use (6 m, 1 storey)	7 • for warehouse use, site office, guard room and toilet (6 m, 1-2 storeys)	+5
No. of Parking Spaces	Nil	6 for LGVs (7m x 3.5m)	+6
Operation Hours	8 a.m. to 8 p.m., with no operation on Sundays and Public Holidays		---

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

- (a) Application Form with attachments received on 18.6.2026 (**Appendix I**)
- (b) Further Information (FI) received on 27.7.2026 (**Appendix Ia**)
[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 and FI (**Appendices I and Ia**). They can be summarised as follows:

- (a) the applied use is temporary in nature and would not jeopardise the long-term planning intention of the area;
- (b) the applicant pledges to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (“CoP”); and

- (c) there will be no adverse traffic, environmental and drainage impacts arising from the applied 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 western portion of the Site, which is not covered by valid planning application, is subject to planning enforcement action against unauthorized development (UD) involving the use of parking of vehicles.

5. Previous Applications

- 5.1 The Site was involved in two previous applications. Details of the previous applications are summarised in **Appendix II** and the boundaries of the sites are shown on **Plan A-1**.
- 5.2 Application No. A/YL-TYST/1311 for temporary warehouse for storage of construction materials was approved with conditions for a period of three years by the Committee in 2025 mainly on the considerations that the proposed use was not incompatible with the surrounding areas; 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.
- 5.3 The remaining application (No. A/YL-TYST/687) was for temporary public vehicle park, and its considerations are not relevant to the current application which involves a different use.

6. Similar Applications

There are 12 similar planning applications (No. A/YL-TYST/1232, 1233, 1235, 1236, 1259, 1276, 1305, 1313, 1315, 1317, 1320 and 1337) involving 10 sites for various temporary warehouse uses with/without open storage within/straddling the subject “R(C)” zone in the past five years. All these applications were approved by the Committee mainly on similar considerations as mentioned in paragraph 5.2 above. Details of the applications are summarised in **Appendix III** and the locations of the sites are shown on **Plan A-1**.

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

7.1 The Site is:

- (a) accessible from Kung Um Road via a local track (**Plans A-2 and A-3**); and
- (b) currently paved and fenced off, with its eastern portion occupied by the applied use covered by a valid planning permission under application No. A/YL-TYST/1311 and western portion occupied by a vehicle park without valid planning permission (**Plans A-2 to A-4**).

7.2 The surrounding areas comprise predominantly warehouses and open storage/storage yards with scattered residential structures, vehicle repair workshops, car servicing, a shop, agricultural land and vacant land (**Plans A-2 and A-3**).

8. Planning Intention

The planning intention of the “R(C)” zone is primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

9. Comments from Relevant Government Departments

All government 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.

10. Public Comment Received During the Statutory Publication Period

On 26.6.2026, 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 as the approval conditions under the previously approved application are yet to be complied with (**Appendix VI**).

11. Planning Considerations and Assessments

11.1 The application is for temporary warehouse for storage of construction materials for a period of three years at the Site zoned “R(C)” on the OZP. While the applied use is not in line with the planning intention of “R(C)” zone, there is no known development proposal for residential development at the Site for the time being. The Site also falls within the possible expansion of the Yuen Long South (YLS) New Development Area which is currently under review together with YLS Third Phase Development. In this regard, the Chief Engineer/Cross-Boundary Infrastructure and Development of Planning Department (PlanD) and Project Manager (West) of Civil Engineering and Development Department have no objection to the application. 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 warehouses and open storage/storage yards with scattered residential structures, vehicle repair workshops, car servicing, a shop, agricultural land and vacant land (**Plans A-2 and A-3**). The applied use is generally not incompatible with the surrounding land uses.
- 11.3 Other 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, fire safety and drainage aspects 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 also be advised to follow the relevant environmental mitigation measures in the latest “CoP” to minimise possible environmental nuisance on the surrounding areas.
- 11.4 A previous application for temporary warehouse for storage of construction materials at the eastern part of the Site was approved in 2025 and 12 similar applications within/straddling the subject “R(C)” zone had been approved by the Committee in the past five years as mentioned in paragraphs 5 and 6 above respectively. 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, 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 14.8.2029. 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 14.2.2027;
- (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 14.5.2027;
- (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 14.2.2027;
- (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 14.5.2027;
- (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 reason for rejection is suggested for Members' reference:

the applied use is not in line with the planning intention of the "R(C)" zone, which is primarily for low-rise, low-density residential developments. 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 18.6.2026
Appendix Ia	FI received on 27.7.2026
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	Site Layout Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

PLANNING DEPARTMENT
AUGUST 2026