

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM-LTYT/520

- Applicant** : Sky Team Stage Production House Company Limited represented by
Lawson David & Sung Surveyors Limited
- Site** : Lot 2447 S.A RP (Part) in D.D.130, Shun Tat Street, Tuen Mun
- Site Area** : About 2,287m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-
LTYT/14
- Zoning** : “Green Belt” (“GB”)
- Application** : Proposed Temporary Warehouse for Storage of Stage Equipment 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 for storage of stage equipment with ancillary facilities and associated filling of land for a period of three years at the application site (the Site) zoned “GB” 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 Notes of the OZP for the “GB” zone stipulate that filling of land also requires planning permission from the Board. The Site is currently vacant and largely covered by vegetation (**Plan A-4**).
- 1.2 According to the applicant, the application seeks to facilitate the relocation of an existing warehouse occupying an area of about 1,732m² at various lots in Pak Sha Tsuen affected by the land resumption and clearance exercise under the Second Phase Development of Yuen Long South New Development Area (YLS NDA)¹. The

¹ According to the applicant, the operation originally involved three warehouses in three different sites in Pak Sha Tsuen with a total site area of about 2,749m² which fall within the Second and Third Phases Development of YLS NDA. Due to unavailable long-term tenancies with uncertain resumption schedule, the applicant has terminated the operation of two warehouses falling within the Third Phase Development of YLS NDA and retained only one warehouse with a site area of about 1,732m². In order to support the assorted events in Hong Kong, the applicant intends to consolidate the three warehouses in one site so as to allow full operation capacity.

original premises of the operator has already been resumed by the Government. Thus, there is an imminent need for the applicant to secure a relocation site for the affected operation.

- 1.3 The Site is accessible from Shun Tat Street (**Plan A-2**). As shown on the proposed layout plan at **Drawing A-1a**, the Site is proposed for warehouse comprising a three-storey structure (13m in height) with a floor area of about 3,651m² for storage of stage equipment (e.g. raw materials, props, stage furniture, lighting equipment and metal racks) and ancillary facilities including office and washroom. As proposed by the applicant, the Site would be fenced off by 2.5m high corrugated metal sheets along the site boundary. All stage equipment would be kept within the enclosed portion of the warehouse with no open storage within the Site. About 10 to 15 staff will work at the Site and visit would be on appointment basis. No workshop activities would be carried out at the Site. The operation hours are from 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays (i.e. no operation on Sundays and public holidays). Since there are existing water mains located along the northern and eastern boundaries of the Site (**Plan A-2**), the proposed warehouse will be set back 1.5m from the centre line of the water mains. While no trees or shrubs with penetrating roots will be planted in the vicinity of the water mains, the applicant proposes to plant six new trees along the southern boundary of the Site to compensate at a ratio of 1:1 in quantity for the six existing trees (*ficus microcarpa*) proposed to be felled (**Drawing A-2**).
- 1.4 The northern portion of the Site is proposed for manoeuvring and parking of private vehicles. Four private car parking spaces for staff/visitors (2.5m x 5m) and three loading/unloading (L/UL) spaces for light goods vehicle (LGV) (3.5m x 7m) are proposed. No medium/heavy goods vehicles or container vehicles would be allowed to enter the Site. A vehicular access with 7.3m in width is proposed at the northeast of the Site (**Drawing A-1a**).
- 1.5 As shown on the land filling plan at **Drawing A-3**, the applicant also proposes to fill the majority of the Site (about 2,232m² or 98% of the Site) with a depth of about 0.2m to 1.31m (i.e. to a level ranging from 20.11mPD to 24.61mPD) using concrete and soil for site formation, parking, L/UL, vehicle manoeuvring and tree planting purposes. Plans showing the proposed layout, landscape proposal and land filling area submitted by the applicant are at **Drawings A-1a to A-3** respectively.
- 1.6 In support of the application, the applicant has submitted the following documents:
 - (a) Application Form received on 30.7.2026 (Appendix I)
 - (b) Supporting Planning Statement (SPS) received on 30.7.2026 (Appendix Ia)
 - (c) Supplementary Information (SI) received on 3.8.2026 (Appendix Ib)
 - (d) Further Information (FI) received on 27.8.2026* (Appendix Ic)
 - (e) FI received on 16.9.2026* (Appendix Id)
**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 SPS, SI and FI at **Appendices Ia to Id** respectively. They can be summarised as follows:

- (a) the applicant provides professional stage and event production services in large-scale events and exhibitions. The current application is to facilitate relocation of its existing operation which is affected by the Second Phase Development of YLS NDA. The applicant has conducted site search to identify a suitable site for relocation of the affected operation. The Site is considered the most suitable in view that the Site is easily accessible, flat and vacant with sufficient manoeuvring space which meets the operational need. The proposed use would utilise the valuable land resources rather than leaving the Site idle and deteriorating;
- (b) in view of the recent Government's initiatives to attract more mega and MICE (i.e. business event encompassing Meetings, Incentives, Conventions and Exhibitions) events to boost tourism in Hong Kong, the involvement of stage and event production industry is crucial. The proposed use would enable the applicant to consolidate and relocate their operations to one single site, and continue to contribute to the stage and event production industry;
- (c) the proposed use is considered compatible with the surrounding areas which are mainly brownfield operations including warehouses, open storage/storage yards and temporary structures. The proposed use is in compliance with the Town Planning Board Guidelines for 'Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance' (TPB PG-No. 10). Approval of the application on a temporary basis would not jeopardise the long-term planning intention of the "GB" zone;
- (d) the applicant would follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' ('CoP') to minimise adverse environmental impacts arising from the proposed use; and
- (e) adverse traffic, environment, drainage and landscape impacts to the surrounding areas are not anticipated and hence would not set an undesirable precedent for similar cases.

3. Compliance with the "Owner's Consent/Notification" Requirements

The applicant is the sole 'current land owner'. Detailed information would be deposited at the meeting for Members' inspection.

4. Town Planning Board Guidelines

TPB PG-No. 10 are relevant to this application. The relevant assessment criteria are detailed at **Appendix II**.

5. Background

The Site is currently not subject to planning enforcement action.

6. **Previous Applications**

The Site was involved in four previous applications (No. A/DPA/TM-LTTY/71 and 109 and A/TM-LTTY/3 and 198) all submitted by a different applicant for residential development, open storage of building material, two houses (two New Territories Exempted Houses) and temporary public vehicle park (private car) which were all rejected by the Committee/upon review by the Board from 1995 to 2010. The considerations of these previous applications are not relevant to the current application which involves different uses. Details of the previous applications are at **Appendix III** and the locations are shown on **Plan A-1**.

7. **Similar Application**

There is one similar application (No. A/TM-LTTY/506) for temporary warehouse (excluding dangerous goods godown) and associated filling of land within the same “GB” zone in the past five years which was approved by the Committee in 2026 mainly on the grounds that the applied use was not incompatible with the surrounding areas; concerned government departments generally had no objection to the application; the technical concerns could be addressed by imposing approval conditions; and policy support from Secretary for Development (SDEV) was obtained as it was for accommodating brownfield operations affected by the development of the Northern Link Main Line. Details of the application are at **Appendix III** and its location is 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 vacant and largely covered by vegetation; and
- (b) accessible from Shun Tat Street.

8.2 The surrounding areas are rural in nature and predominantly occupied by rural settlements and scattered houses intermixed with open storage yards, cultivated agricultural land and vacant land. The North West New Territories (NWNT) Refuse Transfer Station is located to the north, and the Kong Sham Western Highway and Yuen Long Highway are located to the west of the Site. A site located to the immediate west of the Site is covered by a valid planning permission under application No. A/TM-LTTY/506 for temporary warehouse (excluding dangerous goods godown) and associated filling of land (**Plan A-2**).

9. **Planning Intention**

9.1 The planning intention of the “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

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

10. Comments from Relevant Government Bureau/Departments

- 10.1 Apart from the government bureau/departments as set out in paragraphs 10.2 to 10.4 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 IV** and **V** respectively.

- 10.2 The following government bureau supports the application:

Policy Aspect

- 10.2.1 Comments of the SDEV:

- (a) the application is to facilitate relocation of a brownfield operation located in Yuen Long. The brownfield operation has been affected by the Second Phase Development of YLS NDA;
- (b) according to the applicant, a site search was conducted with a view to identifying a suitable site for re-establishment of the affected business operation, and that the Site is considered the most suitable for relocation. Whilst the application site area is larger than the original premises of the affected business operation, the applicant claims that a larger site is needed for enhancing internal circulation with provision of parking and manoeuvring spaces for the operation; and
- (c) subject to no adverse comments on land use compatibility and technical aspects from concerned government departments, the application is supported from policy perspective.

- 10.3 The following government department objects to the application:

Land Administration

- 10.3.1 Comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD):

- (a) he objects to the application from land administration point of view;
- (b) the Site comprises Old Schedule Agricultural Lot 2447 S.A RP (Part) in D.D. 130 (“the Lot”) 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) the following irregularity covered by the application has been detected by his office:

unauthorised structure(s) within the Lot covered by the application

there is an unauthorised structure (i.e. toilet) on the Lot. The Lot owner should immediately rectify/regularise the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;

- (d) the following irregularity not covered by the application has been detected by his office:

unauthorised structure(s) within the Lot not covered by the application

there are unauthorised structures at the southeastern corner of the Lot not covered by the application. The Lot owner should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;

- (e) the Lot owner/applicant shall remove the unauthorised structures not covered by the application immediately; LandsD reserves the right to take enforcement action against the Lot owner/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future;
- (f) the Site is now accessible via a local access on Government land (GL) branching off Shun Tat Street. According to the applicant, it is noted that the existing vehicular access point will be closed and the alternative is at the northeast boundary of the Site (i.e. via Shun Tat Street). His office does not carry out maintenance works for the said GL nor guarantee that any right-of-way to the Site will be given. The applicant shall be responsible for his own access arrangement; and
- (g) to note his advisory comments as detailed in **Appendix V**.

10.4 The following government department provides views on the application:

Traffic

10.4.1 Comments of the Commissioner for Transport (C for T):

- (a) she has no adverse comment on the application from traffic engineering viewpoint;
- (b) run-in/run-out proposal shall be provided for access. It should be designed and constructed by the applicant in compliance with Highways Department's (HyD) standard and to the satisfaction of HyD; and
- (c) to note her advisory comments as detailed in **Appendix V**.

11. Public Comments Received During the Statutory Publication Period

On 7.8.2026, the application was published for public inspection. During the statutory public inspection period, three objecting comments were received from the Village Representative of Shun Fung Wai, the Kadoorie Farm & Botanic Garden Corporation and an individual (**Appendix VI**). They object to the application mainly on the grounds that the Site was located within the burial ground of Shun Fung Wai and the proposed use would have adverse feng shui issue; the proposed use is not in line with the planning intention of “GB” zone; the proposed relocation of the brownfield operation is not justified; the Site is in close proximity to existing village settlements and the previous unauthorized developments at the Site should be intervened and reinstated.

12. Planning Considerations and Assessments

- 12.1 The application is for proposed temporary warehouse for storage of stage equipment with ancillary facilities and associated filling of land for a period of three years at the Site zoned “GB” on the OZP. There is a general presumption against development within the “GB” zone. The proposed use with filling of land is not in line with the planning intention of the “GB” zone. Nonetheless, taking into account the planning assessments below and with the policy support from SDEV, sympathetic consideration may be given to allow the proposed use on a temporary basis of three years.
- 12.2 According to the applicant, the application is to facilitate the relocation of the existing brownfield operation affected by the Second Phase Development of YLS NDA. The original premises of the operator has already been resumed by the Government and therefore there is an imminent need for the applicant to secure a relocation site for the affected operation. The applicant has conducted a thorough site search and the Site is identified as the most suitable relocation site. The Site with an area of about 2,287m² is also generally comparable to that of the total site area of the applicant’s previous/existing operation proposed to be consolidated (i.e. about 2,749m²). To facilitate the relocation of brownfield operations displaced by the Second Phase Development of YLS NDA, SDEV supports the application from policy perspective.
- 12.3 The applicant also proposes land filling works with concrete and soil of about 0.2m to 1.31m in depth for the majority of the Site (about 98%) for site formation, parking, L/UL, vehicle manoeuvring and tree planting purposes (**Drawing A-3**). Filling of land within the “GB” zone requires planning permission from the Board as it may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In this regard, the Chief Engineer/Mainland North, Drainage Services Department and the Director of Agriculture, Fisheries and Conservation have no objection to the application from drainage and nature conservation perspectives respectively. As the Site is zoned “GB”, an approval condition requiring the reinstatement of the Site upon expiry of the planning permission so as to uphold the planning intention of the “GB” zone and restore the greenery of the area is recommended should the Committee decide to approve the application.
- 12.4 The Site is situated at the fringe of the “GB” zone in an area of rural character predominantly occupied by rural settlements and scattered houses intermixed with open storage yards, cultivated agricultural land and vacant land. A site located to the immediate west of the Site is covered by a valid planning permission under application

No. A/TM-LTYT/506 for temporary warehouse (excluding dangerous goods godown) and associated filling of land. The Site is also located close to the NWNT Refuse Transfer Station to the north, and the Kong Sham Western Highway and Yuen Long Highway to the west (**Plans A-2 and A-3**). Considering the overall land use context of the locality and the wider area, the proposed use is considered not entirely incompatible with the surrounding areas.

- 12.5 According to TPB PG-No. 10, an application for new development in “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. In addition, the design and layout of any proposed development within the “GB” zone should be compatible with the surrounding areas; and the development should not involve extensive clearance of existing natural vegetation and affect the existing natural landscape. The issue of compatibility has been discussed in paragraph 12.4 above. While six existing trees of common species (*ficus microcarpa*) within the Site would be felled, the applicant proposes to plant six new trees along the southern boundary of the Site as compensation at a ratio of 1:1 in quantity (**Drawing A-2**). In this regard, the Chief Town Planner/Urban Design and Landscape, Planning Department has no adverse comments on the application from landscape planning perspective as no distinctive landscape resources or mature trees were found within the Site and no significant adverse landscape impact arising from the proposed use is anticipated. In view of the above, the proposed use is generally considered not contravening TPB PG-No. 10.
- 12.6 Other relevant government departments consulted, including the C for T, Director of Environmental Protection and Director of Fire Services have no objection to/no adverse comment on the application from traffic, environmental and fire safety perspectives respectively. To address the technical requirements of concerned government departments, appropriate approval conditions are recommended in paragraph 13.2 below. In particular, approval conditions regarding the submission and implementation of the run-in/run-out proposal are recommended as suggested by C for T. Should the application be approved, the applicant/potential brownfield operator of the Site will also be advised to follow the latest ‘CoP’ in order to minimise any potential environmental nuisance and for proper sewage collection and disposal requirements.
- 12.7 Regarding the concerns of DLO/TM, LandsD on the unauthorised structures within the Lot, the applicant will be advised to liaise with LandsD on land administration matters should the Committee approve the application.
- 12.8 There is one similar application No. A/TM-LTYT/506 for the same use within the same “GB” zone located to the immediate west of the Site as detailed in paragraph 7 above. Approval of this application is in line with the previous decision of the Committee.
- 12.9 Regarding the public comments objecting to the application as summarised in paragraph 11 above, the planning considerations and assessments in paragraphs 12.1 to 12.8 are relevant. Regarding the concern on the burial ground, the Site does not fall within the permitted burial ground (**Plan A-2**) while feng shui is not a material planning consideration.

13. Planning Department's Views

- 13.1 Based on the assessments made in paragraph 12 and taking into account the public comments mentioned in paragraph 11 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 25.9.2029. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) the submission of the run-in/out proposal within **6 months** from the date of the planning approval to the satisfaction of the Commissioner for Transport and the Director of Highways or of the Town Planning Board by 25.3.2027;
- (b) in relation to (a) above, the implementation of the run-in/out proposal within **9 months** from the date of the planning approval to the satisfaction of the Commissioner for Transport and the Director of Highways or of the Town Planning Board by 25.6.2027;
- (c) 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 25.3.2027;
- (d) in relation to (c) above, the implementation of the revised 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 25.6.2027;
- (e) in relation to (d) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the implementation of the accepted 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 25.6.2027;
- (g) if the above planning condition (e) 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;
- (h) if any of the above planning condition (a), (b), (c), (d) or (f) 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
- (i) 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 "Green Belt" zone, which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl, as well as to provide passive recreational outlets. There is a general presumption against development within this zone. 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 with attachments received on 30.7.2026
Appendix Ia	SPS received on 30.7.2026
Appendix Ib	SI received on 3.8.2026
Appendix Ic	FI received on 27.8.2026
Appendix Id	FI received on 16.9.2026
Appendix II	Relevant Extract of TPB PG-No. 10
Appendix III	Previous and Similar Applications
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Appendix VI	Public Comments
Drawings A-1a and A-1b	Proposed Layout Plan
Drawing A-2	Landscape Proposal
Drawing A-3	Proposed Land Filling Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
SEPTEMBER 2026**