

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TT/790

- Applicant** : Hang Sing Limited represented by Metro Planning & Development Company Limited
- Site** : Various Lots in D.D. 118, Yuen Long
- Site Area** : 2,700 m² (about)
- 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) 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) with ancillary facilities and associated filling of land for a period of three years at the application site (the Site) falling within an area zoned “AGR” on the OZP (**Plan A-1**). 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 currently hard-paved and occupied by temporary structures for storage use without valid planning permission. (**Plans A-4a** and **A-4b**).
- 1.2 The Site is accessible from Tai Shu Ha Road East via a local track with an ingress/egress point at the northeast (**Drawing A-1** and **Plan A-2**). According to the applicant, the proposal consists of a single-storey structure (not more than 8.5m in height) for storage of construction materials and electronic goods with a floor area of not more than 2,450m². Two loading/unloading spaces for light goods vehicle (7m x 3.5m), manoeuvring space and a toilet are also provided within the structure. No workshop activities would be carried out on the Site. The operation hours are from 9:00am to 7:00pm daily excluding Sundays and public holidays. The applicant also proposes to regularise the land filling of the entire site (i.e. 2,700m² with concrete in depth of about 0.2m) which has already been undertaken

at the Site. Plans showing the vehicular access, site layout and land filling area submitted by the applicant are at **Drawings A-1 to A-3** respectively.

- 1.3 According to the applicant, the application is to facilitate the relocation of the business in Shan Ha Tsuen, Yuen Long which is affected by the land resumption and clearance exercise under the Second Phase Development of the Yuen Long South New Development Area (YLS NDA Phase 2 Development). The applicant has conducted a thorough site selection process before identifying the Site as the most suitable site for relocation. Although the size of the Site (i.e. about 2,700m²) is slightly larger (i.e. about 8% or 200m²) than its affected business in Shan Ha Tsuen (i.e. about 2,500m²), the applicant considers that the Site is the most suitable location as it is of similar size of the original site which could meet its operational needs.
- 1.4 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with attachments received on 5.6.2026 **(Appendix I)**
 - (b) Supplementary Information (SI) received on 10.6.2026 **(Appendix Ia)**
 - (c) Further Information (FI) received on 12.6.2026* **(Appendix Ib)**
 - (d) FI received on 27.7.2026* **(Appendix Ic)**
*[*accepted and exempted from publication and recounting requirements]*
- 1.5 On 24.7.2026, the Rural and New Town Planning Committee (the Committee) of the Board agreed to the applicant's request to defer making a decision on the application for two months.

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 applicant is a supplier of construction materials and the site of its business in Shan Ha Tsuen has been resumed by the Government for the implementation of the YLS NDA Phase 2 Development. Successful relocation of the Site would help maintain sustainable supply of metal materials in Hong Kong;
- (b) the applicant has conducted thorough site search for relocating the affected business operation in Shan Ha Tsuen, and considers that the Site is the most suitable location due to operational needs;
- (c) the Site is unsuitable for agricultural rehabilitation. The proposal would put scarce land resources into better use;
- (d) the proposed use is not incompatible with the surrounding areas. No adverse traffic, environmental and visual impacts are anticipated; and

- (e) the applicant will follow the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (“CoP”) to minimise environmental impact and nuisance to the surrounding areas.

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 obtaining consent of the “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

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

5. Previous Application

There is no previous application concerning the Site.

6. Similar Applications

There are 16 similar applications for temporary warehouse with/without associated filling of land within the same “AGR” zone in the past five years. All the applications were approved by the Committee between 2022 and 2026 mainly on considerations that the temporary use would not jeopardise the long-term planning intention of the “AGR” zone; being not incompatible with the surrounding uses; having policy support from the Secretary for Development (SDEV) (for applications No. A/YL-TT/575, 608, 651, 755, 757, 758 and 759) and the departmental comments could be addressed by implementation of approval conditions. Details of these similar applications are summarised in **Appendix II** and the locations of the sites are shown on **Plan A-1**.

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

7.1 The Site is:

- (a) currently hard-paved and occupied by temporary structures for storage use without valid planning permission; and
- (b) accessible from Tai Shu Ha Road East via a local track.

7.2 The surrounding areas are predominantly rural in character comprising open storage/storage yards and parking of vehicles intermixed with scattered residential dwellings, farmland, and vacant/unused land.

8. Planning Intention

- 8.1 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.
- 8.2 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.

9. Comments from Relevant Government Bureau/Departments

- 9.1 Apart from the government bureau and department as set out in paragraphs 9.2 and 9.3 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 bureau supports the application:

Policy Aspect

- 9.2.1 Comments of the SDEV:

- (a) the application is to facilitate relocation of a brownfield operation providing warehouse previously located in Shan Ha Tsuen. The brownfield operation has been affected by YLS NDA Phase 2 Development;
- (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 current application 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 the larger site is needed for enhancing internal circulation and manoeuvring spaces for the operation; and
- (c) subject to no adverse comments on land use compatibility and technical aspects from concerned departments, the application is supported from policy perspective.

- 9.3 The following government department does not support the application:

Agriculture and Nature Conservation

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

- (a) the Site falls within the “AGR” zone and is generally vacant with some structures. Agricultural infrastructures such as road access and water source are available in the area. 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 Comment Received During the Statutory Publication Period

On 12.6.2026, the application was published for public inspection. During the statutory publication period, a public comment was received from an individual (**Appendix V**) objecting to the application mainly on the grounds that the applicant claims to be relocating its business to the Site but the warehouse at the Site has existed for years and was not subject to any previous planning permissions.

11. Planning Considerations and Assessments

- 11.1 The application is for proposed temporary warehouse (excluding dangerous goods godown) 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 the application from agricultural perspective as the Site possesses potential for agricultural rehabilitation. Nevertheless, according to the applicant, the application is to facilitate the relocation of the business based in Shan Ha Tsuen in Yuen Long which was affected by the land resumption and clearance exercise under the YLS NDA Phase 2 Development. Although the size of the Site (i.e. about 2,700m²) is slightly larger (i.e. 8% or about 200m²) than its affected business in Shan Ha Tsuen (i.e. about 2,500m²), the applicant considers that the Site is the most suitable location as it is of similar size of the original site and could meet its operational needs. To facilitate relocation of the business operation affected by the YLS NDA Phase 2 Development, SDEV supports the application from policy perspective. Taking into account the above and the planning assessments below, there is no objection to the proposed use with associated filling of land on a temporary basis for a period of three years.
- 11.2 The application also involves regularisation of filling of land already undertaken at the entire site with a depth of 0.2m with concrete for business operation. 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 and Director of Environmental Protection have no objection to the application from public 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 use is considered not incompatible with the surrounding areas which are predominantly rural in character comprising open storage/storage yards and parking of vehicles intermixed with scattered residential dwellings, farmland, and vacant/unused land (**Plan A-2**). Since no tree felling would be involved, the Chief

Town Planner/Urban Design and Landscape of Planning Department (PlanD) has no adverse comment on the application from landscape planning perspective.

- 11.4 Other relevant government departments consulted including the Commissioner for Transport and Director of Fire Services 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 concerned government departments, and the applicant will also be advised to follow the latest “CoP” to minimise potential environmental nuisances on the surrounding areas.
- 11.5 There are 16 approved similar applications within the same “AGR” zone between 2022 and 2026 as mentioned in paragraph 6 above. Approval of the current application is in line with the previous decisions of the Committee.
- 11.6 Regarding the public comment as summarised in paragraph 10 above, the planning considerations and assessments in paragraphs 11.1 to 11.5 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 25.9.2029. 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 25.3.2027;
- (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 25.6.2027;
- (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 planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 25.3.2027;
- (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 25.6.2027;

- (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 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.

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 5.6.2026
Appendix Ia	SI received on 10.6.2026
Appendix Ib	FI received on 12.6.2026
Appendix Ic	FI received on 27.7.2026
Appendix II	Similar Applications
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses

Appendix V	Public Comment
Drawing A-1	Vehicular Access Plan
Drawing A-2	Site Layout Plan
Drawing A-3	Land Filling Plan
Plan A-1	Location Plan with Similar Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos

**PLANNING DEPARTMENT
SEPTEMBER 2026**