

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TT/805

- Applicant** : Forest Tai Tong Limited represented by R-Riches Planning Limited
- Site** : Various Lots in D.D. 117 and Adjoining Government Land (GL), Tai Tong, Yuen Long
- Site Area** : 10,313 m² (about) (including GL of about 1,794m² or 17%)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20
- Zonings** (i) “Open Storage” (“OS”) (about 9,083m² or 88%); and
(ii) “Recreation” (“REC”) (about 1,230m² or 12%)
- Application** : Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary warehouse (excluding dangerous goods godown) with ancillary facilities for a period of three years at the application site (the Site) mainly zoned “OS” (about 9,083m² or 88%) and partly zoned “REC” (about 1,230m² or 12%) on the OZP (**Plan A-1a**). According to the Notes of the OZP for the “OS” zone, ‘Warehouse (excluding dangerous goods godown)’ is always permitted within the “OS” zone while it is neither Column 1 nor Column 2 use for the “REC” zone. According to the 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 hard paved and currently occupied by the applied use¹ (**Plans A-2 to A-4c**).
- 1.2 The Site is accessible via a local track from Tai Tong Shan Road with an ingress/egress point in the north. The applied use involves a two-storey warehouse

¹ For the southern part of the Site zoned “REC”, it is not covered by valid planning permission.

structure (about 13m in height) and seven 1 to 2-storey ancillary structures (ranging from 3m to 7m in height) with a total floor area of about 15,211m² for storage of miscellaneous goods, including but not limited to packaged food, apparel, footwear, electronic goods and furniture, etc., and other ancillary uses including covered loading/unloading (L/UL) areas and car parking spaces, site offices, meter room and guardroom, etc. Four parking spaces for private cars (5m x 2.5m each), seven L/UL spaces including three for light goods vehicle (7 m x 3.5m each), three for medium goods vehicle (11m x 3.5m each) and one for container vehicle (16m x 3.5m each) as well as manoeuvring space are also provided within the Site. The operation hours are from 9:00am to 7:00pm from Mondays to Saturdays, with no operation on Sundays and public holidays. No storage of dangerous goods and no workshop activities will be carried out at the Site. Plans showing the vehicular access, site layout, swept path analysis, and fire service installations (FSIs) and drainage proposals submitted by the applicant are at **Drawings A-1 to A-6** respectively.

1.3 The Site was involved in five previous applications (**Plan A-1b**), with one application for proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities approved by the Rural and New Town Planning Committee (the Committee) of the Board in 2025 (details at paragraph 5 below). However, the planning permission was revoked due to non-compliance with time-limited approval conditions. As compared with the last approved application (No. A/YL-TT/683), the current application is submitted by the same applicant for the same use with same layout and development parameters.

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

- (a) Application Form with attachments received on 10.8.2026 (**Appendix I**)
- (b) Supplementary Information (SI) received on 14.8.2026 (**Appendix Ia**)

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 at **Appendices I and Ia**. They can be summarised as follows:

- (a) there is a pressing demand for indoor storage space in the New Territories in recent years. The proposal would support the local warehousing and storage industry;
- (b) the Site is surrounded by open storage yards and occupied by temporary structures for warehouse, workshop and other port back-up uses. It is considered not incompatible with the surrounding areas;
- (c) there is no known implementation programme of the “REC” zone. Approval of the current application on a temporary basis would not frustrate the long-term planning intention of the “REC” zone; and
- (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.

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 publishing notice in local newspapers 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

The Site was involved in five previous applications (No. A/YL-TT/34, 35, 449, 536 and 683) with the first four applications submitted by different applicants covering different extents of the Site for various temporary open storage/wholesale trade with ancillary office for a period of 12 months or three years which were approved with conditions by the Committee between 1998 and 2022. Considerations of these applications are not relevant to the current application which involves a different use. The planning permission of the last application No. A/YL-TT/683 for proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities for a period of three years was granted by the Committee on 24.1.2025 but subsequently revoked on 24.7.2026 due to non-compliance with the time-limited approval conditions regarding the submission of drainage and FSIs proposals. Details of these previous applications are summarised in **Appendix II** and their locations are shown on **Plan A-1b**.

6. Similar Application

There is no similar application within the same “REC” zone on the OZP.

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

7.1 The Site is:

- (a) hard paved, currently occupied by the applied use; and
- (b) accessible from Tai Tong Shan Road via a local track.

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

8. **Planning Intention**

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. **Comments from Relevant Government Departments**

9.1 Apart from the government department as set out in paragraph in 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 departments object to/ do not support the application.

Land Administration

9.2.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD)

- (a) the following private lots and portion of GL are currently covered by Short Term Waivers (STWs) and Short Term Tenancy (SST) within the Site:

Lots/ GL in D.D. 117	STW/STT No.	Permitted Use
1483, 1484 S.A, 1484 S.D and 1484 S.E	5474	Temporary Wholesale Trade with Ancillary Office
1484 S.B and 1484 S.G	5475	
1484 S.C and 1484 S.F	5476	
GL in D.D. 117	STTYL0186	

- (b) LandsD has reservation on the application since there are unauthorized structure(s) and/or uses on Lot 1477 S.A ss.1 in D.D. 117 which is subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD;
- (c) portion of the GL within the Site has been unlawfully occupied with unauthorized structure(s) without any permission. Any occupation of GL without LandsD’s prior approval is an offence under Land (Miscellaneous Provisions) Ordinance (Cap. 28). LandsD objects to the planning application since there is unlawful occupation of GL and regularization would not be considered according to the prevailing land policy. The lot owner(s) should immediately cease the unlawful occupation of GL and remove the unauthorized

structure(s) as demanded by LandsD. His office reserves the rights to take necessary land control action against the unlawful occupation of GL without further notice;

- (d) if the planning application is approved, the STWs and STT holder(s) will need to apply to LandsD for modification of the STWs and STT conditions where appropriate and the lot owner(s) shall apply to LandsD for a STW to permit the structure(s) erected within the said private lots. The application(s) for STW and STT will be considered by LandsD in its capacity as a landlord and there is no guarantee that it will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered; and
- (e) his detailed advisory comments are at **Appendix IV**.

Environment

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

- (a) he does not support the application as the proposed use will involve heavy vehicles and there are residential uses in the vicinity (**Plan A-2**) and environmental nuisance is expected;
- (b) there was no environmental complaint concerning the Site received in the past three years; and
- (c) should the application be approved, the applicant should note his advisory comments in **Appendix IV**.

10. Public Comment Received During the Statutory Publication Period

On 18.8.2026, the application was published for public inspection. During the statutory publication period, a public comment was received from an individual (**Appendix V**) providing views that the applicant can still submit a fresh planning application even if the approval conditions, especially regarding FSIs proposal, were not complied with leading to revocation of the previous planning permission.

11. Planning Considerations and Assessments

11.1 The application is for temporary warehouse (excluding dangerous goods godown) with ancillary facilities for a period of three years at the Site which is mainly zoned “OS” (88%) with a minor portion zoned “REC” (12%) on the OZP. While ‘Warehouse (excluding dangerous goods godown)’ is always permitted within the “OS” zone, planning permission is required for the applied use in the “REC” zone. Although the applied use is not in line with the planning intention “REC” zone, it could meet such demand for the local warehouse and storage industries.

Furthermore, there is no known programme for long-term development for the portion of land zoned “REC” at the Site. Approval of the application on a temporary basis for a period of three years would not frustrate the long-term planning intention of the “REC” zone.

- 11.2 The applied use is considered not incompatible with the surrounding uses, which comprise predominantly open storage/storage yards, warehouses with scattered parking of vehicles, residential dwellings, graves and vacant/unused land (**Plan A-2**).
- 11.3 Relevant government departments consulted, including the Commissioner for Transport, Director of Fire Services (D of FS) and Chief Engineer/Mainland North of Drainage Services Department (CE/MN, DSD) have no objection to or no adverse comment on the application on traffic, fire safety and drainage aspects respectively. While DEP does not support the application as there are residential uses in the vicinity of the Site (with the nearest one located to its immediate southeast) and the proposed use will generate traffic of heavy vehicles therefore environmental nuisance is expected, no environmental complaint concerning the Site was received in the past three years. 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 be advised to follow the latest “CoP” to minimise potential environmental nuisances on the surrounding areas. Regarding DLO/YL, LandsD’s concern on the unauthorized structure(s) and/or uses and the illegal occupation of GL within the Site, the applicant will be advised to liaise with LandsD on these land administration matters should the Committee approve the application.
- 11.4 The Site was involved in a previous application (No. A/YL-TT/683) for the same use submitted by the same applicant of the current application with same layout and development parameters as detailed in paragraph 5 above. However, the planning permission was revoked in July 2026 due to non-compliance with time-limited approval conditions regarding the submission of drainage and FSIs proposals. In support of current application, the applicant has submitted an updated FSIs proposal and a revised drainage impact assessment (**Drawings A-4 to A-6**). D of FS and CE/MN, DSD have no objection to the application and no adverse comment on the submitted proposals. In view of the above, 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.
- 11.5 There has been no major change in the planning circumstances since the approval of the previous application for the same use as detailed in paragraph 5 above. Approval of the current application is in line with the previous decision 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 9.10.2029. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) the submission of a revised drainage impact assessment 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 9.4.2027;
- (b) in relation to (a) above, the implementation of the proposed drainage facilities 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 9.7.2027;
- (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 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 9.4.2027;
- (e) in relation to (d) above, the implementation of the revised 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 9.7.2027;
- (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 IV**.

- 12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Member's reference:

the applied use is not in line with the planning intention of the "Recreation" zone which is for recreational developments for the use of the general public. 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 10.8.2026
Appendix Ia	SI received on 14.8.2026
Appendix II	Previous 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	Proposed Layout Plan
Drawing A-3	Swept Path Analysis
Drawings A-4 to A-5	FSIs Proposal
Drawing A-6	Drainage Proposals
Plan A-1a	Location Plan
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4c	Site Photos

**PLANNING DEPARTMENT
OCTOBER 2026**