

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TT/794

- Applicant** : Current Rank Investment Limited represented by Aikon Development Consultancy Limited
- Site** : Various Lots in D.D. 118 and adjoining Government Land (GL), Tai Tong, Yuen Long
- Site Area** : 6,335m² (about) (including GL of about 406m² or 6.4%)
- 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 Recyclable Collection Centre (Construction Materials) and Open Storage of Construction Materials 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 recyclable collection centre (construction materials) and open storage of construction materials 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-1a**). 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 paved and vacant (**Plan A-4**).
- 1.2 According to the applicant, the current application is to facilitate the relocation of an existing recyclable collection centre business (i.e. 洪記) operating at San Tin with the private lots already been resumed by the Government for the implementation of the First Phase Development of the San Tin Technopole (STT). The applicant has conducted a thorough site selection process before identifying the Site, which is of a comparable size to its affected business operation (i.e. about 6,200m²), as the most suitable site for relocation.
- 1.3 The Site is accessible from Tai Shu Ha Road West via a local track with an ingress/egress point at the west (**Drawing A-1** and **Plan A-2**). According to the

applicant, a total of nine one-to-two storey structures (not more than 8m in height), including five structures for recyclable collection centre use and four structures for ancillary electricity rooms and site office, with a total floor area of about 1,100m² are proposed. The proposal also consists of an area of about 2,000m² (i.e. about 31.6% of the Site) for open storage of recyclable materials. The remaining area will be reserved for circulation space. Three parking spaces for private car (5m x 2.5m) and three loading/unloading spaces for light goods vehicle (7m x 3.5m) will be provided within the Site. No heavy vehicles will be involved.

- 1.4 The proposed uses involve storage and processing of non-dusty bulk recyclable construction materials including metal frames, steel rebar, timber/formwork, scaffolding pipes and structural steel sections. All received materials would be stored temporarily at the open storage area before further processing in the indoor recyclable collection centre. The applicant indicates that all sorting, compressing, packing and storage of necessary machinery and equipment will be conducted within the designated indoor areas of the Site. The aforementioned recyclable activities will be conducted within the enclosed and noise-insulated recyclable collection centre at all times. No storage of dangerous goods and no material breaking, burning, melting, washing or cleaning of recycling materials will be involved. No dusty materials will be kept in the uncovered open storage areas. The operation hours are from 9:00 a.m. to 6:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays.
- 1.5 The applicant also seeks permission for filling an area of about 5,900m² (i.e. about 93.1% of the Site), including (i) regularisation of the land filling works that has been undertaken with an area of about 5,210m² (i.e. about 82.2% of the Site) and (ii) proposed further filling of land at the northwestern portions with an area of about 690 m² (i.e. about 10.9% of the Site) with concrete and crumb rubber asphalt of not more than 2m in depth, raising the site level to between +26.5mPD and +27.9mPD to provide a flat surface for erection of structures and manoeuvring spaces (**Drawing A-3**). No filling of land would be carried out in the non-building area (NBA) in the south and along the peripheries of the Site.
- 1.6 There is no existing tree within the Site. To mitigate the potential landscape impact and nuisance on the surroundings and the “Conservation Area” (“CA”) zone to the southeast of the Site (**Plan A-2**), the applicant proposes (i) to designate a NBA at the southern portion of the Site so as to allow a buffer of at least 40m from the “CA” zone; (ii) to plant 36 new trees within the Site¹ and (iii) to erect peripheral fencing of 1.8m along the site boundary (**Drawings A-2 and A-4**). Plans showing the vehicular access, site layout, land filling work and landscape proposal submitted by the applicant are at **Drawings A-1 to A-4** respectively.
- 1.7 In support of the application, the applicant has submitted the following documents:
 - (a) Application Form with attachments received on 15.6.2026 (**Appendix I**)
 - (b) Supplementary Information (SI) received on 18.6.2026* (**Appendix Ia**)
 - (c) Further Information (FI) received on 4.8.2026* (**Appendix Ib**)

¹ According to the applicant, six trees will be planted in planter pots along the southern inner boundary bordering Lots 1598 S.B and 1598 S.C in D.D. 118, while 30 trees will be planted along the outer site boundary.

(d) FI received on 24.8.2026* (Appendix Ic)

(e) FI received on 14.10.2026* (Appendix Id)

*[*accepted and exempted from publication and recounting requirements]*

- 1.8 On 14.8.2026, the Rural and New Town Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months as requested by the applicant.

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 Id**. They can be summarised as follows:

- (a) the current application is to facilitate the relocation of an existing recyclable collection centre business operating in San Tin with the private lots already been resumed by the Government for the implementation of the First Phase Development of the STT;
- (b) the applicant has spent efforts on identifying suitable sites for relocating the affected operation in San Tin. However, the alternative sites are considered not suitable or impracticable due to various shortcomings such as geographical constraints, site area constraints and costs etc. The Site is considered the most suitable location as its site area is comparable to that of the original premises;
- (c) the proposed uses are not incompatible with the surrounding areas which are predominantly occupied by open storage, vehicle repair workshop, temporary structures, tree cluster and vegetated area;
- (d) the applicant will follow the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (“CoP”) to minimise any potential environmental impacts;
- (e) the applicant has liaised with the landowner and occupier of Lots 1598 S.B and 1598 S.C in D.D. 118 with no objection or adverse comments received. The existing footpath connecting the ingress/egress of the Site and the aforementioned lots will be maintained and kept open at all times by the applicant for the users of the lots (**Drawing A-2**). To mitigate any potential impacts on the lots, the applicant would ensure that the operation maintains a minimum clearance of 1m from the lots. Six trees will also be planted in planter pots along the southern inner boundary bordering the lots to act as a landscape buffer and to enhance the visual amenity of the surrounding areas (**Drawing A-4**);
- (f) the proposed uses are temporary in nature and approval of the application would not frustrate the long-term planning intention of the “AGR” zone; and
- (g) no adverse traffic, visual, drainage and environmental impacts are anticipated.

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 notices 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 under TPB PG-31B are not applicable.

4. **Town Planning Board Guidelines**

The Town Planning Board Guidelines for ‘Application for Open Storage and Port Backup Uses under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 13G) is relevant to the application. The Site falls within Category 3 areas under TPB PG-No. 13G. Relevant extract of the Guidelines is at **Appendix II**.

5. **Background**

The Site is the subject of an active enforcement case (No. E/YL-TT/792) against unauthorized development (UD) involving filling of land (**Plan A-2**). The Reinstatement Notice (RN) was issued on 30.6.2026 requiring reinstatement of the concerned land by 30.9.2026. If the notice is not complied with, prosecution action would be considered.

6. **Previous Application**

Part of the Site was involved in a previous planning application (No. A/YL-TT/757) submitted by a different applicant for proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities and associated filling of land which was approved by the the Committee of the Board for a period of three years on 17.4.2026. The considerations of the previous application are not relevant to the current application due to different uses involved. Details of the previous application are summarised in **Appendix III** and its location is shown on **Plan A-1**.

7. **Similar Applications**

- 7.1 Whilst there is no similar application for recyclable collection centre within the same “AGR” zone, there are eight similar applications (No. A/YL-TT/583, 590, 617, 642, 675, 695, 770 and 776) for proposed temporary open storage and vehicle repair workshop/public vehicle park/warehouse with associated filling of land within the same “AGR” zone in the past five years. Details of these similar applications are summarised in **Appendix III** and their locations are shown on **Plan A-1**.

Rejected application

- 7.2 Application No. A/YL-TT/590 for proposed temporary public vehicle park and open storage of agricultural and construction machinery and materials for a period of three years with associated filling of land was rejected by the Committee in 2023 mainly on the grounds that there was no strong planning justification for a departure

from the planning intention; the proposed open storage use was not in line with TPB PG-No. 13G in that no previous approval had been granted and there were adverse departmental comments and local objections; and the applicant failed to demonstrate that the land filling was essential for the proposed uses.

Approved applications

- 7.3 The remaining seven applications No. A/YL-TT/583, 617, 642, 675, 695, 770 and 776 for temporary open storage and workshop/ warehouse with associated filling of land within the same “AGR” zone were approved with conditions by the Committee between 2023 and 2026 mainly on the considerations that the application was in line with the relevant TPB PG-No. 13G; the applied use(s) was not incompatible with the surrounding uses; and the technical concerns could be addressed by implementation of approval conditions. Applications No. A/YL-TT/583, 617, 675, 695 and 776 had also obtained policy support from the Secretary for Development (SDEV) as they were for accommodating brownfield operations affected by the development of New Development Area(s). The planning permissions under applications No. A/YL-TT/583, 617 and 642 were subsequently revoked between 2024 and 2025 owing to non-compliance with time-limited approval conditions.

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

- 8.1 The Site is:

- (a) currently paved and vacant; and
- (b) accessible from Tai Shu Ha Road West via a local track.

- 8.2 The surrounding areas are rural in character comprising predominantly agricultural land intermixed with dwelling structures, open storage/storage yards, vehicle repair workshops/workshop uses, grave and unused land. Some of these uses are covered by valid planning permissions.

9. Planning Intention

- 9.1 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.
- 9.2 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.

10. Comments from Relevant Government Bureau/Departments

- 10.1 Apart from the government bureau and departments as set out in paragraphs 10.2 and 10.3 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 IV and V** respectively.

10.2 The following government bureau supports the application:

Policy Aspect

10.2.1 Comments of the SDEV:

- (a) according to the applicant, the application is to facilitate the relocation of a recyclable collection centre business (i.e. 洪記) operated at Lots 690 RP, 691 RP, 693 RP, 694, 695, 696, 697 S.B, 697 RP, 698, 699 S.A, 699 RP, 702, 703 in D.D.102 and adjoining GL in San Tin, which has been resumed by the Government for the implementation of the First Phase Development of the STT;
- (b) according to the applicant, a site search was conducted with a view to identifying a suitable site for reestablishment of the affected business operations, and that the current application site is considered the most suitable for the relocation. The proposed site area is of comparable size with the original site;
- (c) the applicant entered into a Memorandum of Understanding with the affected business unit (i.e. 洪記), and both parties have agreed that the Site would be utilised by 洪記 for the proposed uses throughout the planning approval period; and
- (d) subject to no adverse comments on land use compatibility and technical aspects from relevant departments, the application is supported from the policy perspective.

10.3 The following government departments do not support/ have adverse comment on the application:

Agriculture and Nature Conservation

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

- (a) the Site falls within the “AGR” zone and is generally vacant. There are active agricultural activities in the vicinity and agricultural infrastructures such as road access and water source are also available. 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 uses are not supported from agricultural perspective; and
- (b) no adverse comment from nature conservation point of view.

Land Administration

10.3.2 Comments of the District Lands Officer/Yuen Long, LandsD (DLO/YL, LandsD):

- (a) he has adverse comment on the application;
- (b) the Site comprises GL and Old Schedule Agricultural Lots 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) no permission is given for occupation of GL (about 406m² as mentioned in the application form) included in the Site. Any occupation of GL without Government's prior approval is an offence under Cap. 28;
- (d) his office has detected irregularities on the application that there are unauthorized structure(s) and/or uses on Lot 1598 S.A in D.D. 118 which is already subject to lease enforcement actions according to case priority. The lot owner(s) should immediately rectify/apply for regularisation on the lease breaches as demanded by LandsD; and
- (e) should the application be approved, the applicant should note his advisory comments in **Appendix V**.

11. Public Comments Received During the Statutory Publication Period

On 23.6.2026, the application was published for public inspection. During the statutory publication period, two public comments from individuals were received objecting to the application mainly on the grounds that the proposed uses will degrade suitable arable land; the proposed uses are not compatible with the surroundings; potential environmental nuisance is anticipated; the applicant has not submitted any technical assessments in support of the application and approval of the application would set an undesirable precedent (**Appendix VI**).

12. Planning Considerations and Assessments

12.1 The application is for proposed temporary recyclable collection centre (construction materials) and open storage of construction materials at the Site which is zoned "AGR" on the OZP. The proposed uses are not in line with the planning intention of the "AGR" zone and DAFC does not support the application from agricultural perspective mainly on consideration that the Site possesses potential for agricultural rehabilitation. Nevertheless, according to the applicant, the application is to facilitate the relocation of a business operation affected by the development of STT. The Site (i.e. about 6,335m²) is of a comparable size to its affected business operation (i.e. about 6,200m²), and the Site is considered most suitable for relocation after a thorough site search process by the applicant. To facilitate relocation of the business operation affected by the STT and provide operating space for displaced brownfield operations still needed by the community, SDEV supports the application from the policy perspective. In view of the above and taking into account the planning assessments below, there is no objection to the application on a temporary basis for a period of three years.

12.2 The applicant also proposes to regularise the existing land filling that has been undertaken (about 5,210m² or 82.2% of the Site) and seeks permission to further fill

about 690m² or 10.9% of the Site with concrete and crumb rubber asphalt of not more than 2m in depth, raising the site level to between +26.5mPD and +27.9mPD to provide a flat surface for erection of structure and manoeuvring spaces. 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 has no objection to the application from drainage and environmental perspectives respectively. As the Site is zoned “AGR”, an approval condition requiring 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.

- 12.3 The proposed uses are considered not incompatible with the surrounding areas which are rural in character comprising predominantly agricultural land intermixed with dwelling structures, open storage/storage yards, vehicle repair workshops/workshop uses, grave and unused land, with some of these uses covered by valid planning permissions (**Plan A-2**). No distinctive landscape resource is observed within the Site and no tree felling would be involved. To mitigate the potential landscape impact and nuisance on the surroundings and the “CA” zone to the southeast of the Site, the applicant proposes to designate a NBA at the southern portion of the Site, erect peripheral fencing of 1.8m along the site boundary and plant 36 new trees within the Site as detailed in paragraph 1.6 above (**Drawing A-4**). In this regard, the Chief Town Planner/Urban Design & Landscape of Planning Department (PlanD) has no adverse comment on the application from landscape planning point of view.
- 12.4 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 perspectives respectively. To address the technical requirements of concerned government departments, appropriate approval conditions are recommended in paragraph 13.2 below. Should the application be approved, the applicant will also 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 on the private lot within the Site, the applicant will be advised to liaise with LandsD on these land administration matters should the Committee approve the application. The applicant also undertakes to submit to LandsD the relevant Short Term Waiver and Short Term Tenancy applications upon approval of the planning application.
- 12.5 The Site falls within Category 3 areas under the TPB PG-No. 13G. The application generally complies with TPB PG-No.13G in that relevant government departments consulted generally have no objection to or no adverse comment on the application. Taking into account the policy support given by SDEV and that the local objections and the concerns of relevant government departments can be addressed through the implementation of approval conditions, sympathetic consideration can be given to the current application.
- 12.6 Although a similar application was rejected in 2023 as detailed in paragraph 7.2 above, the planning circumstances of the current application are different in that the application generally complies with TPB PG-No.13G; concerned departments have no objection to the applied filing of land and policy support is given by SDEV. Besides, seven approved similar applications for open storage with associated

filling of land within the same “AGR” zone were approved by the Committee in the past five years. Approval of the current application involving open storage use with associated filling of land generally in line with the Committee’s previous decisions. Whilst there is no relevant previous application concerning the Site and no similar application for recyclable collection centre use within the same “AGR” zone in the past five years, taking into consideration the planning circumstances of the application including the policy support from SDEV and the justifications provided by the applicant in paragraph 2 above, approval of this application would unlikely create a precedent for other similar cases.

- 12.7 Regarding the public comments as summarised in paragraph 11 above, the planning considerations and assessments in paragraphs 12.1 to 12.6 above are relevant.

13. Planning Department’s Views

- 13.1 Based on the assessments made in paragraph 12 and having taken 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 23.10.2029. 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 23.4.2027;
- (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 23.7.2027;
- (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 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 23.4.2027;
- (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 23.7.2027;
- (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;

- (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 V**.

- 13.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the proposed uses with associated filling of land are 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.

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 15.6.2026
Appendix Ia	SI received on 18.6.2026
Appendix Ib	FI received on 4.8.2026
Appendix Ic	FI received on 24.8.2026
Appendix Id	FI received on 14.10.2026
Appendix II	Relevant Extract of TPB PG-No. 13G
Appendix III	Previous and Similar Applications
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Appendix VI	Public Comment
Drawing A-1	Vehicular Access Plan
Drawing A-2	Layout Plan

Drawing A-3	Land Filling Plan
Drawing A-4	Landscape Proposal
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
OCTOBER 2026**