RNTPC Paper No. A/YL-PS/792
For Consideration by
the Rural and New Town
Planning Committee
on 6.11.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PS/792

Applicant : Mr. TANG Ping Fai represented by Allgain Land Planning Limited

Site : Various Lots in D.D. 122, Ping Shan, Yuen Long

Site Area : About 8,530 m^2

Lease : Block Government Lease (demised for agricultural use)

Plan : Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/22

Zoning : "Comprehensive Development Area" ("CDA")
[Restricted to maximum plot ratio of 0.4 and maximum building height of 3 storeys including car park]

Application : Proposed Temporary Warehouse for a Period of 3 Years

1. The Proposal

1.1 The applicant seeks planning permission for proposed temporary warehouse for a period of three years at the application site (the Site) falling within an area zoned "CDA" on the OZP (**Plan A-1a**). 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 Site is currently fenced off, hard-paved, partly vacant and partly occupied by open storage of miscellaneous items without valid planning permission (**Plans A-2 and A-4**).

1.2 The Site with the ingress/egress at the northeastern part is accessible from Long Ping Road via a local track **(Drawing A-1, Plans A-2 and A-3)**. According to the applicant, 12 single-storey temporary structures (not exceeding 7m in height) with a total floor area of about 2,640m^2 are proposed at the Site for storage of construction materials, fitting-out materials, metalware and electronic components. Three loading/unloading (L/UL) spaces (11m x 3.5m each) for heavy goods vehicles (HGVs) will be provided. No workshop activity and no open storage use will be carried out at the Site. The operation hours are from 8 a.m. to 6 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays. The vehicular access

plan, layout plan, drainage proposal, fire service installations (FSIs) proposal and swept path analysis submitted by the applicant are at **Drawings A-1 to A-6** respectively.

1.3 The Site was involved in a previous application for the same proposed use approved by the Rural and New Town Planning Committee (the Committee) of the Board in 2024 (details at paragraph 5 below). Compared with the last approved application No. A/YL-PS/729, the current application is submitted by the same applicant for the same use on the same site with similar layout and development parameters. The major development parameters of the current application are summarised as follows:

Site Area	About 8,530 m^2
Total Floor Area	About 2,640 m^2
No. of structures	12 for warehouses
Height of structures	Not more than 7m (1-storey)
No. of parking spaces	Nil
No. of L/UL spaces	3 for HGVs (11m x 3.5m each)
Operation Hours	8 a.m. to 6 p.m. from Mondays to Saturdays (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 11.8.2026 **(Appendix I)**

(b) Supplementary information (SI) received on 14.8.2026 **(Appendix Ia)**

(c) Further information (FI) received on 10.9.2026 **(Appendix Ib)**
(accepted but not 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, SI and FI at **Appendices I to Ib**. They can be summarised as follows:

(a) The Site has previously been granted with planning permission for warehouse use in 2024 and there has been no major change in planning circumstances since the last approval. Planning applications for similar use in the same "CDA" zone have also been approved by the Board.

(b) The application aims at serving imminent demand for temporary sites for storage of construction materials to accommodate the demand arising from the construction of new residential and infrastructure developments in the vicinity.

(c) The proposed use is temporary in nature which would not jeopardise the long-term planning intention of the "CDA" zone.

(d) Should the application be approved by the Board, the Site will continue to be fenced off to minimise the impact on nearby residential uses.

(e) The permission under the last approved application was revoked due to non-compliance with time-limited approval conditions regarding drainage facilities and FSIs proposal. In support of the current application, a set of drainage and FSIs proposals have been submitted for review by relevant government departments.

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 Ping Shan Rural Committee. Detailed information would be deposited at the meeting for Members' inspection.

4. Background

The storage use at the Site is a suspected unauthorized development which would be subject to planning enforcement action.

5. Previous Applications

5.1 The Site, in whole or in part, was involved in nine previous applications (No. A/YL-PS/33, 79, 82, 113, 170, 186, 233, 642 and 729) for open storage with or without vehicle park, proposed residential development and warehouse uses. Details of the previous applications are summarised at **Appendix II** and their locations are shown on **Plan A-1b**.

Approved Application

5.2 Application No. A/YL-PS/729 for proposed temporary warehouse for a period of three years was approved with conditions by the Committee in 2024 mainly on considerations that the proposed use would not jeopardise the long-term planning intention; the proposal was not being incompatible with the surrounding land uses; and there were no adverse comments from concerned government departments. However, the planning permission was subsequently revoked on 20.3.2026 due to non-compliance with time-limited approval conditions on submission of drainage and FSIs proposals.

Rejected Applications

5.3 Applications No. A/YL-PS/33, 79, 82, 113, 170, 186 and 233[1] for various open storage uses with or without vehicle park covering various extents of the Site were rejected by the Committee or by the Board upon review between 1998 to 2006. The considerations are not relevant to the current application which involves a different use and under different zoning.

5.4 Application No. A/YL-PS/642 for proposed residential development covering the whole "CDA" zone was rejected by the Committee on 24.12.2021. The considerations are not relevant to the current application which involves a different use.

6. Similar Applications

There are two similar applications (No. A/YL-PS/650 and 742) for temporary warehouse (storage of used and new construction materials and equipment) each for a period of three years involving one same site within the same "CDA" zone approved by the Committee in the past five years mainly on similar considerations as those mentioned in paragraph 5.2 above. Details of these similar applications are summarised at **Appendix III** and their locations are shown on **Plan A-1a**.

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

7.1 The Site is:

(a) currently fenced off, hard-paved, partly vacant and partly occupied by open storage of miscellaneous items without valid planning permission (**Plan A-2 and A-4**); and

(b) accessible via a local track leading to Long Ping Road (**Plan A-2**).

7.2 The surrounding areas comprise mainly vehicle parks, a soy sauce factory and warehouse intermixed with vacant land, temporary structures and residential dwellings.

8. Planning Intention

The "CDA" zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

[1] The Site had previously been zoned "Undetermined" from 1996 to 2010 before it was rezoned to "CDA" in 2010.

9. Comments from Relevant Government Departments

All government departments consulted have no objection to/no adverse comment on the application. Their general comments on the application and recommended advisory clauses are provided in **Appendices IV and V** respectively.

10. Public Comment Received During the Statutory Publication Period

On 18.8.2026 and 22.9.2026, the application was published for public inspection. During the statutory public inspection periods, one public comment from an individual was received (**Appendix VI**) objecting to the application mainly on grounds that the proposed use will generate adverse environmental and traffic impacts; the proposal is incompatible with the planning intention of the "CDA" zone; and the previous planning application was revoked due to non-compliance with approval conditions.

11. Planning Considerations and Assessments

11.1 The application is for proposed temporary warehouse for a period of three years at the Site zoned "CDA" on the OZP. Although the proposed use is not in line with the planning intention of the "CDA" zone, there is no known development proposal at the Site. Approval of the application on a temporary basis for three years would not frustrate the long-term development of the "CDA" zone.

11.2 The Site is mainly surrounded by vehicle parks, a soy sauce factory and warehouse intermixed with vacant land, temporary structures and residential dwellings (**Plan A-2**). The proposed use is considered not incompatible with the surrounding land uses.

11.3 Concerned government departments consulted, including the Commissioner for Transport, Director of Environmental Protection, Director of Fire Services (D of FS) and Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) have no objection to or no adverse comment on the application from traffic, environmental, fire safety and drainage perspectives respectively. Relevant approval conditions are recommended in paragraph 12.2 below to address the technical requirements of concerned government departments. Should the planning application be approved, the applicant will also be advised to follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimise possible environmental nuisance on the surrounding areas.

11.4 The Site is the subject of a previous approval in 2024 under application No. A/YL-PS/729 submitted by the same applicant for same use. However, the planning permission was subsequently revoked on 20.3.2026 due to non-compliance with time-limited approval conditions on submission of drainage and FSIs proposals. In support of the current application, the applicant has submitted a set of drainage and FSIs proposals. In this regard, CE/MN of DSD has no in-principle objection to the application and the FSIs proposal is

considered acceptable by D of FS. As such, sympathetic consideration may be given to the current application. Should the application be approved, the applicant will be advised that should he fail to comply with any of the approval conditions resulting in revocation of the planning permission, sympathetic consideration would not be given to any further applications.

11.5 There are two approved similar applications for warehouse use within the same "CDA" zone in the past five years 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 assessment made in paragraph 11 and having taken into account the public comment mentioned in paragraph 10 above, the Planning Department 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 **6.11.2029**. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

(a) 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 **6.5.2027**;

(b) in relation to (a) above, the implementation of the revised drainage proposal within **9** months to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **6.8.2027**;

(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 implementation of the accepted fire service installations proposal within **9** months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **6.8.2027**;

(e) 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

(f) if any of the above planning condition (a), (b) or (d) 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 attached 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 proposed use is not in line with the planning intention of the "CDA" zone which is primarily for comprehensive development/redevelopment of the area for residential use with the provision of commercial, open space and other supporting facilities. 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 11.8.2026
Appendix Ia	SI received on 14.8.2026
Appendix Ib	FI received on 10.9.2026
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	Vehicular Access Plan
Drawing A-2	Layout Plan
Drawing A-3	Drainage Proposal
Drawing A-4	FSIs Proposal
Drawings A-5 to A-6	Swept Path Analysis

Plan A-1a	Location Plan with similar application
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos

PLANNING DEPARTMENT
NOVEMBER 2026