RNTPC Paper No. A/YL-TT/781B
For Consideration by
the Rural and New Town
Planning Committee
on 20.11.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TT/781

Applicant	:	Genuine Asia Pacific Investment Company Limited represented by Metro Planning & Development Company Limited
Site	:	Various Lots in D.D. 118 and Adjoining Government Land (GL), Tai Shu Ha Road West, Tai Tong, Yuen Long
Site Area	:	23,202 m^2 (about) (including GL of about 2,095m^2 or 9%)
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 Open Storage and 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 open storage and 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 requires planning permission from the Town Planning Board (the Board). The Site is currently hard-paved and mainly occupied by some vehicles, workshops and open storage use (**Plans A-4a** and **A-4b**).

1.2 The Site is accessible from Tai Shu Ha Road West with an ingress/egress point at the west (**Drawing A-1** and **Plan A-2)**. According to the applicant, the proposal consists of seven one to three-storeys structures (not more than 15.5m in height) with a total floor area of not more than 30,676m^2 for enclosed warehouses for storage of non-dangerous goods (i.e. construction materials and electronic goods) with ancillary site office, guard room, water tanks and pump rooms. The proposal also consists of two areas (i.e. about 1,131m^2 or about 4.9% of the Site) at the western and northern parts of the Site for ancillary open storage of construction materials with stacking height not more than 8m. Six loading/unloading spaces for

medium/heavy goods vehicle (11m x 3.5m each) are also provided at the Site. No storage of dangerous goods and no workshop activities would be carried out on the Site. The operation hours are from 9:00am to 7:00pm from Mondays to Saturdays, with no operation on Sundays and public holidays. The applicant also proposes to regularise the land filling with concrete with a depth of about 0.2m of the entire Site which has already been undertaken for the operation of the proposed use. Plans showing the vehicular access, site layout, land filling area and drainage proposal submitted by the applicant are at **Drawings A-1 to A-5** respectively.

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

(a)	Application Form with attachments received on 30.3.2026	(**Appendix I**)
(b)	Supplementary Information (SI) received on 1.4.2026	**(Appendix Ia)**
(c)	Further Information (FI) received on 3.7.2026[#]	**(Appendix Ib)**
(d)	FI received on 28.9.2026*	**(Appendix Ic)**
(e)	FI received on 7.10.2026*	**(Appendix Id)**

[#accepted but not exempted from publication and recounting requirements

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

1.4 On 22.5.2026 and 28.8.2026, 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 each.

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 Site is the subject of two previous planning applications No. A/YL-TT/583 and A/YL-TT/695 involving different use. The proposed use is not a development on "green site";

(b) the proposed use is not incompatible with the surrounding areas. No adverse traffic, environmental and drainage impacts are anticipated;

(c) the application is temporary in nature and approval of the application would not jeopardise the long-term planning intention of the "AGR" zone;

(d) the proposed development conforms to the Town Planning Board Guidelines for 'Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance' (TPB PG-No. 13G) as the Site falls within 'Category 2' areas;

(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; and

(f) the applicant has submitted a Drainage Impact Assessment (DIA) demonstrating that the proposed use with the implementation of drainage facilities would not cause adverse drainage impact.

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 "Owner's Consent/Notification" requirements are not applicable.

4. Background

The Site is currently not subject to any planning enforcement action.

5. Previous Applications

There are 13 previous applications (No. A/YL-TT/38, 50, 75, 94, 106, 141, 186, 202, 323, 339, 346, 583 and 695) covering different extents of the Site for agricultural, temporary open storage, temporary place of entertainment, temporary place of recreation, sports or culture and temporary vehicle repair workshop uses with/without associated filling of land. Nine applications (No. A/YL-TT/50, 94, 106, 141, 186, 202, 323, 339 and 346) were rejected by the Committee or the Board on review between 1999 and 2015. Four applications (No. A/YL-TT/38, 75, 583 and 695) were approved by the Committee between 1998 and 2025. The planning permission of the last application (A/YL-TT/695) is valid until 5.9.2028. Considerations of these applications are not relevant to the current application which involves a different use. Details of these previous applications are summarised in **Appendix II** and their locations are shown on **Plan A-1b**.

6. Similar Applications

There are 19 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 (for applications No. A/YL-TT/575, 608, 651, 755, 757, 758, 759 and 790) 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-1a**.

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

7.1 The Site is:

(a) currently hard-paved and mainly occupied by some vehicles, workshops and open storage use; and

(b) accessible from Tai Shu Ha Road West.

7.2 The surrounding areas are predominantly rural in character comprising warehouses, open storage/storage yards, workshops and intermixed with scattered residential dwellings, farmland and vacant 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 Departments

9.1 Apart from the government departments as set out in paragraph 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, LandsD (DLO/YL, LandsD):

(a) he objects to the application;

(b) the Site comprises GL and various 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) his office has reservation on the application since there is/are unauthorized structure(s) and/or uses on Lots 1307, 1399, 1402, 1403 and 1430 in D.D. 118 which are already 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;

(d) GL within the Site (about 2,095m^2 as mentioned in the application form) has been unlawfully occupied with unauthorised structure(s) without any permission. Any occupation of GL without Government's prior approval is an offence under Cap.28. His office objects to the planning application since there is unlawful occupation of GL and regularization would not be considered according to the prevailing 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; and

(e) if the planning application is approved, the lot owner(s) shall apply to LandsD for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structure(s) erected with the said private lots and the occupation of the GL. The application(s) for STW and STT will be considered by LandsD in its capacity as a landlord and there is no guarantee that such application(s) 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 proposed use is temporary in nature, only erection of temporary structure(s) will be considered.

Agriculture and Nature Conservation

9.2.2 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 development is not supported from agricultural perspective; and

(b) no comment from nature conservation perspective.

Environment

9.2.3 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 10.4.2026 and 14.7.2026, the application and relevant FI were published for public inspection. During the statutory publication period, a public comment from an individual was received (**Appendix V**) providing views that land filling of such a large site might have environmental and drainage impacts and no mitigation measures are proposed.

11. Planning Considerations and Assessments

11.1 The application is for proposed temporary warehouse (excluding dangerous goods godown) with ancillary open storage and 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. Taking into account 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 involves regularisation of filling of land already undertaken at the entire Site with concrete with a depth of 0.2m for operation of the proposed use. 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 applicant has submitted a DIA with proposed mitigation measures. The Chief Engineer/Mainland North of Drainage Services Department and DEP have no objection to or no adverse comment on the filling of land from public drainage and environmental perspectives. 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 warehouses, open storage/storage yards, workshops and intermixed with scattered residential dwellings, farmland and vacant land (**Plan A-2**). 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. While DEP does not support the application as there are residential use in the vicinity (with the nearest one located to its immediate east) 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, 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 on the private lot within the Site, the applicant will be advised to liaise with LandsD on the land administration matters should the Committee approve the application.

11.5 There are 19 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 20.11.2029. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

(a) the implementation of the drainage facilities in the accepted Drainage Impact Assessment 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 20.8.2027;

(b) in relation to (a) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;

(c) 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 20.5.2027;

(d) in relation to (c) 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 20.8.2027;

(e) if the above planning condition (b) 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;

(f) if any of the above planning condition (a), (c) 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; and

(g) 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 30.3.2026
Appendix Ia	SI received on 1.4.2026
Appendix Ib	FI received on 3.7.2026
Appendix Ic	FI received on 28.9.2026
Appendix Id	FI received on 7.10.2026
Appendix II	Previous and 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
Drawings A-4 to A-5	Drainage Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Applications
Plan A-2	Site Plan

Plan A-3	Aerial Photo
Plans A-4a to A-4b	Site Photos

PLANNING DEPARTMENT
NOVEMBER 2026