RNTPC Paper No. A/YL-TYST/1377
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-TYST/1377

Applicant	:	Mr. Tang Chi Hok represented by Goldrich Planners and Surveyors Planning Limited
Site	:	Various Lots in D.D. 121 and Adjoining Government Land (GL), Yuen Long
Site Area	:	2,642m^2 (about) (including GL of about 86m^2 or about 3.3%)
Lease	:	Block Government Lease (demised for agricultural use)
Plan	:	Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14
Zoning	:	"Residential (Group D)" ("R(D)") *[Restricted to a maximum plot ratio (PR) of 0.2 and a maximum building height (BH) of 2 storeys (6m)]*
Application	:	Proposed 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 proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities for a period of three years at the application site (the Site) falling within an area zoned "R(D)" on the OZP (**Plan A-1a**). According to the covering 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 currently paved, fenced-off, largely vacant and partly occupied by open storage of miscellaneous items without valid planning permission (**Plans A-2** to **A-4**).

1.2 The Site with the ingress/egress at the southeastern part is accessible from Long Hon Road via a local track (**Drawing A-1**, **Plans A-2** and **A-3**). According to the applicant, five single-storey structures (not exceeding 9m in height) with a total floor area of not more than 1,015m^2 are erected for warehouses for storage of construction materials such as bamboo, scaffoldings, bricks and metals with ancillary office and storage. Four parking spaces for heavy goods vehicle (HGV) will be provided. The Site will not encroach onto the watercourse along the western boundary of the Site, and all materials will be stored in the enclosed structures, and

fencing has been erected along the site boundary to avoid polluting or disturbing the adjoining watercourse during operation. No dangerous goods will be stored at the Site. No workshop activities, public announcement systems, whistle blowing or portable loudspeaker will be allowed at the Site. Plans showing the vehicular access leading to the Site, site layout and swept path analysis submitted by the applicant are at **Drawings A-1** to **A-3** respectively.

1.3 The major development parameters of the application are summarised as follows:

Site Area	About 2,642 m^2
Total Floor Area (Non-domestic)	About 1,015 m^2
No. and Height of Structures	5 • for warehouse with ancillary office and storage (not exceeding 9m, 1 storey)
No. of Parking Spaces	4 (for HGV) (11m x 3.5m)
No. of Loading/Unloading Space	Nil
Operation Hours	9:00 a.m. to 7:00 p.m., with 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 23.9.2026 (**Appendix I**)

(b) Supplementary Information (SI) received on 29.9.2026 (**Appendix Ia**)

(b) Further Information (FI) received on 5.11.2026 (**Appendix Ib**)
[accepted and 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 (**Appendices I** to **Ib**). They can be summarised as follows:

(a) similar applications for warehouse use have been approved in the vicinity of the Site. The planning circumstances of the current application are similar to those approved applications;

(b) the temporary use would not jeopardise the long-term planning intention of the area. The proposed use is not incompatible with the surrounding environment;

(c) the applicant pledges to follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" ("CoP"). There will be minimal environmental impacts arising from the proposed use; and

(d) adverse traffic, fire safety, environmental, visual and drainage impacts are not 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 published notice in local newspaper and sending notice to the Ping Shan Heung Rural Committee. Detailed information would be deposited at the meeting for Members' inspection. For the GL portion of the Site, the requirements as set out in TPB PG-No. 31B are not applicable.

4. Background

The open storage use on the Site is a suspected unauthorized development (UD) which would be subject to planning enforcement action.

5. Previous Applications

The Site, in part or in whole, was involved in four previous applications (No. A/YL-TYST/124, 545 and 1071) for temporary container tractor/trailer park, recyclable collection centre or car washing centre, and their considerations are not relevant to the current application which involves a different use. Details of these previous applications are summarised in **Appendix II** and the boundaries of the sites are shown on **Plan A-1b**.

6. Similar Applications

There are three similar planning applications for various temporary warehouse uses with/without other uses within/straddling the subject "R(D)" zone in the past five years. All of them were approved by the Rural and New Town Planning Committee (the Committee) of the Board each for a period of three years mainly on the considerations that the proposed/applied use was not incompatible with the surrounding uses; approval of the application on a temporary basis would not jeopardise the long-term development of the area; and the concerns of relevant departments could be addressed by the implementation of approval conditions. Details of these similar applications are summarised in **Appendix III** and the locations of the sites 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) accessible from Long Hon Road via a local track (**Plans A-2** and **A-3**); and

(b) paved, fenced-off, largely vacant and partly occupied by open storage of miscellaneous items without valid planning permission (**Plans A-2** to **A-4)**.

7.2 The surrounding areas comprise predominantly warehouses, open storage/storage yards, parking of vehicles and vehicle repair workshops with scattered residential structures, agricultural land and vacant land (**Plans A-2** and **A-3**).

8. Planning Intention

The planning intention of the "R(D)" zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board.

9. Comments from Relevant Government Departments

9.1 Apart from the government departments as set out in paragraphs 9.2 and 9.3 below, other government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments are provided in **Appendices IV** and **V** 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) he objects to the application;

(b) the Site comprises 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) the following irregularities covered by the current application have been detected by his office:

Unlawful occupation of GL adjoining the said private lot(s) covered by the planning application

the GL within the Site (about 86m^2 as mentioned in the application form) has been fenced off/illegally occupied without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. His office reserves the rights to take necessary land control action against the unlawful occupation of the GL without further notice; and

(d) the Site has been affected by the "Yuen Long South (YLS) Development – Third Phase Development". As the project pre-clearance survey has been conducted for the Site, his office will not process either regularisation or new applications for Short Term Tenancy/Short Term Waiver for this application.

Environment

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

(a) he does not support the application as there are residential uses located within 100m of the site boundary (**Plan A-2**) and the proposed use will cause traffic of heavy vehicles, 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 V**.

9.3 The following government department provides views on the application:

Long-Term Development

9.3.1 Comments of the Project Manager (West) of Civil Engineering and Development Department (PM(W), CEDD):

(a) no objection to the application; and

(b) based on the preliminary information of the application, the Site falls within the remainder of third phase development of YLS New Development Area (NDA). The YLS NDA would provide land to meet the medium to long term housing needs of Hong Kong and the detailed implementation programme is being formulated.

10. Public Comment Received During the Statutory Publication Period

On 2.10.2026, the application was published for public inspection. During the statutory public inspection period, one public comment was received from an individual objecting to the application on the ground that the Site is the subject of previous revocation due to non-compliance with approval conditions (**Appendix VI**).

11. Planning Considerations and Assessments

11.1 The application is for proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities for a period of three years at the Site zoned "R(D)" on the OZP. While the proposed use is not in line with the planning intention of "R(D)" zone, there is no known proposal for residential development at the Site. Under the Revised Recommended Outline Development Plan of YLS NDA, the Site falls within areas zoned "Residential – Zone 5", "Green Belt (1)" and an area shown as 'Road' under the Third Phase of YLS NDA. Nonetheless, the YLS development, including its development area, development intensity and flat yield, is currently under review and will be subject to change. The Chief Engineer/Cross-Boundary Infrastructure and Development of Planning Department (PlanD) and PM(W), CEDD have no objection to the application and the Director of Agriculture, Fisheries and Conservation has no adverse comment on the application from nature

conservation perspective. Taking into account the above and the planning assessments below, approval of the application on a temporary basis for a period of three years would not jeopardise the long-term development of the area.

11.2 The surrounding areas comprise predominantly warehouses, open storage/storage yards, parking of vehicles and vehicle repair workshops with scattered residential structures, agricultural land and vacant land (**Plan A-2**). The proposed use is generally not incompatible with the surrounding land uses.

11.3 Other concerned government departments consulted, including the Commissioner for Transport, Director of Fire Services and Chief Engineer/Mainland North of Drainage Services Department have no objection to or no adverse comment on the application from traffic, fire safety and drainage aspects respectively. 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 sensitive receivers of residential use in the vicinity of the Site (**Plan A-2**) and environmental nuisance is expected, there has been no substantiated environmental complaint concerning the Site received in the past three years. Should the application be approved, the applicant will be advised to follow the latest "CoP" to minimise possible environmental nuisance on the surrounding areas and that the planning permission does not condone any other development/use found on the Site (i.e. open storage use) but not covered by the application. As for DLO/YL, LandsD's concern on the unlawful 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 There are three approved similar applications within the subject "R(D)" 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.

11.5 Regarding the public comment as summarised in paragraph 10 above, the planning considerations and assessments in paragraphs 11.1 to 11.4 above are relevant. Moreover, the previous approved application is for a different use as mentioned in paragraph 5 above.

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 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 20.5.2027;

(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 20.8.2027;

(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 20.5.2027;

(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 20.8.2027;

(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 Members' reference:

the proposed use is not in line with the planning intention of the "R(D)" zone which is primarily for improvement and upgrading of existing temporary structures within the rural areas into permanent buildings and for low-rise. 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 23.9.2026
Appendix Ia	SI received on 29.9.2026
Appendix Ib	FI received on 5.11.2026
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	Site Layout Plan
Drawing A-3	Swept Plan Analysis
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

PLANNING DEPARTMENT
NOVEMBER 2026