

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTN/1096

<u>Applicant</u>	: Mr. PANG Tat Sang represented by Goldrich Planners and Surveyors Limited
<u>Site</u>	: Lot 1376 RP in D.D. 109, Kam Tin, Yuen Long, New Territories
<u>Site Area</u>	: About 2,394m ²
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11
<u>Zoning</u>	: “Agriculture” (“AGR”)
<u>Application</u>	: Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary warehouse (excluding dangerous goods godown) for a period of three years and associated filling of land at the application site (the Site), which falls within an area zoned “AGR” on the OZP (**Plan A-1**). According to the covering Notes of the OZP, temporary use or development of any land not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). Filling of land in the “AGR” zone also requires planning permission from the Board. The Site is currently fenced-off, paved and vacant (**Plans A-2 and A-4**).
- 1.2 The Site is accessible from Kong Po Road (**Plans A-2 and A-3**). According to the applicant, the proposed use for storage of construction materials (such as steel, scaffoldings, bricks, cement and sand) involves four single-storey structures with heights of 9m and a total floor area of about 900m² for warehouse and ancillary office (**Drawing A-1**). The applicant also applies for regularisation of filling of land for the entire Site with concrete of not more than 0.9m in depth (to levels ranging from 7.0mPD to 7.8mPD) for site formation and vehicular circulation (**Drawing A-2**). One parking space for medium goods vehicle (MGV) will be provided within the Site. No workshop activities will be involved. The proposed operation hours will be between 9:00 a.m. and 7:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays. Plans showing the site layout and paved area of the Site submitted by the applicant are at **Drawings A-1 and A-2** respectively.

- 1.3 In support of the application, the applicant has submitted the Application Form with attachments which were received on 5.2.2025 and 13.2.2025 (**Appendix I**).

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form at **Appendix I**, and can be summarised as follows:

- (a) The proposed use is intended to meet the strong demand for warehouse in the Yuen Long area. The temporary use will not frustrate the long-term planning intention of the “AGR” zone. The proposed use is not incompatible with the surrounding land uses and there were similar applications approved in the vicinity of the Site.
- (b) Sufficient space is allowed for vehicle manoeuvring within the Site and infrequent trip generation is anticipated. Adverse traffic and environmental impacts are not anticipated.

3. Compliance with the ‘Owner’s Consent/Notification’ Requirements

The applicant is one of the ‘current land owners’. In respect of the other ‘current land owner’, the applicant 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 obtaining consent from the other ‘current land owner’. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Site is currently subject to planning enforcement action (No. E/YL-KTN/699) against Unauthorized Development (UD) involving storage use (including deposit of containers) (**Plan A-2**). Enforcement Notice (EN) was issued on 15.8.2024 requiring discontinuation of the UD by 15.11.2024. Subsequent site inspections revealed that the Site was vacant and Compliance Notice for EN was issued on 26.2.2025. Reinstatement Notice was issued on 7.3.2025 requiring reinstatement of the concerned land by 7.6.2025. If the notice is not complied with, prosecution action would be considered.

5. Previous Applications

The Site is the subject of two previously approved applications (No. A/YL-KTN/725 and 798) for temporary animal boarding establishment which are not relevant to the current application due to different use involved. The planning permissions under both applications have been revoked due to non-compliance with approval conditions. Details of the previous applications are summarised in **Appendix II** and their locations are shown on **Plan A-1**.

6. Similar Applications

- 6.1 There are 11 similar applications for temporary warehouse with filling of land within the same “AGR” zone in the vicinity of the Site in the past five years. Except for application No. A/YL-KTN/989, all of the similar applications were approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board between 2023 and 2025 mainly on the considerations that the proposed use on a temporary basis could be tolerated; the proposed use was not incompatible with the surrounding land uses; and the relevant government departments consulted generally had no adverse comments or the concerns could be addressed by approval conditions. The planning permissions under three of these applications (No. A/YL-KTN/925, 928 and 940) were subsequently revoked in 2025 due to non-compliance with approval conditions.
- 6.2 Application No. A/YL-KTN/989, under which the application site was located within the inland area of the “AGR” zone and interfacing with an extensive cluster of active farmlands, was rejected by the Committee in 2024 on the grounds that the proposed use with associated filling of land was not in line with the planning intention of the “AGR” zone and no strong planning justification had been given for a departure from the planning intention; the proposed use with associated filling of land was not compatible with the surrounding land uses; and the applicant failed to demonstrate that the proposed use with associated filling of land would not have adverse drainage impact on the surrounding areas.
- 6.3 Details of the similar applications are summarised in **Appendix II** and their locations are shown on **Plan A-1**.

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

- 7.1 The Site is:
- (a) currently fenced-off, paved and vacant; and
 - (b) accessible from Kong Po Road.
- 7.2 The surrounding areas are rural in character with an intermix of open storage/storage yards, warehouse (including a site with valid planning permission under application No. A/YL-KTN/959), animal boarding establishment, hobby farm, vacant land and scattered residential structures to the north of Kong Po Road and Kam Tin North River, whereas to the further south across Kam Tin North River is a low-rise residential development namely Seasons Monarch.

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 for the “AGR” zone, as filling of land may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities.

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, if any, are provided in **Appendices III** and **IV** respectively.

- 9.2 The following government departments do not support the application:

Environment

- 9.2.1 Comments of the Director of Environmental Protection (DEP):

- (a) does not support the application from environmental planning perspective;
- (b) based on the information provided, the proposed use would not involve dusty operation but it would involve the use of heavy vehicle (i.e. MGV). There are residential structures within 100m from the boundary of the Site. As such, according to the revised ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ (‘CoP’), it is anticipated that the proposed use would cause environmental nuisance to the residential structures nearby;
- (c) no comment on the applied filling of land;
- (d) there was no environmental complaint received against the Site in the past three years; and
- (e) advisory comments are at **Appendix IV**.

Agriculture and Nature Conservation

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

- (a) does not support the application from agricultural perspective as the Site possesses potential for agricultural rehabilitation;
- (b) the Site falls within the “AGR” zone and is generally vacant. 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, plant nurseries, etc.; and

- (c) no comment on the application from nature conservation perspective.

10. Public Comment Received During Statutory Publication Period

On 18.2.2025, 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 mainly on the grounds that there is no strong demand for storage facilities as economic activity has declined.

11. Planning Considerations and Assessments

- 11.1 The application is for proposed temporary warehouse (excluding dangerous goods godown) for a period of three years and associated filling of land at the Site zoned “AGR” (**Plan A-1**). Whilst 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, taking into account the planning assessments below, there is no objection to the proposed use on a temporary basis of three years with associated filling of land.
- 11.2 Filling of land in the “AGR” zone requires planning permission from the Board as it may cause adverse drainage and environmental impacts on the surrounding areas. In this regard, the Chief Engineer/Mainland North of Drainage Services Department has no objection to the application from public drainage perspective and DEP has no comment on the applied filling of land from environmental perspective. 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 rural in character with an intermix of open storage/storage yards, warehouse, animal boarding establishment, hobby farm, vacant land and scattered residential structures, whereas major residential development is located to the further south across Kam Tin North River. The Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) has no adverse comment on the application from landscape planning perspective considering that significant adverse landscape impact is not anticipated.
- 11.4 DEP does not support the application as the proposed use involves use of heavy vehicle and there are sensitive receivers in the vicinity of the Site. In this regard, should the Committee decide to approve the application, the applicant will be advised to follow the revised ‘CoP’ to minimise any potential environmental nuisance caused by the proposed use. The operation of the proposed use will also be subject to the relevant pollution control ordinances.
- 11.5 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. To address the technical requirements of concerned

departments, appropriate approval conditions are recommended in paragraph 12.2 below.

- 11.6 There are 11 similar applications involving temporary warehouse within the same “AGR” zone in the vicinity of the Site in the past five years as mentioned in paragraph 6.1 above. Whilst application No. A/YL-KTN/989 was rejected by the Committee, its planning circumstances are different from the current application in that no strong planning justification had been given; it was not compatible with the surrounding land uses; and it failed to demonstrate that there would not be adverse drainage impact. The remaining ten similar applications were all approved by the Committee as mentioned in paragraph 6.1 above. Approving the current application is in line with the Committee’s previous decisions.
- 11.7 Regarding the public comment as mentioned in paragraph 10, the departmental comments and planning assessments 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 28.3.2028. 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 28.9.2025;
- (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 28.12.2025;
- (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 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 28.9.2025;
- (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 28.12.2025;
- (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 site, including the removal of hard paving and fill materials and grassing of the 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 "AGR" 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. There is no strong planning justification 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 5.2.2025 and 13.2.2025
Appendix II	Previous and similar applications
Appendix III	Government departments' general comments
Appendix IV	Recommended advisory clauses

Appendix V	Public comment
Drawing A-1	Site layout plan
Drawing A-2	Land filling plan
Plan A-1	Location plan
Plan A-2	Site plan
Plan A-3	Aerial photo
Plan A-4	Site photos

**PLANNING DEPARTMENT
MARCH 2025**