

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTS/1048

- Applicant** : KAN Yuk Man represented by Goldrich Planners and Surveyors Limited
- Site** : Lots 558 (Part), 559 (Part) and 560 (Part) in D.D. 113, Yuen Long, New Territories
- Site Area** : About 988m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15
- Zoning** : “Agriculture” (“AGR”)
- Application** : Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office 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) with ancillary office 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 of land not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). Filling of land within the “AGR” zone also requires planning permission from the Board. The Site is currently hard-paved and occupied by storage and vehicle repair workshop without valid planning permission (**Plans A-2 to A-4b**).
- 1.2 The Site is accessible from Kam Ho Road via local track (**Plans A-1 and A-3**). According to the applicant, the proposed use is for storage of construction materials (including bamboo, scaffoldings, bricks, metals, sand, etc.), comprising four single-storey structures (about 3m to 8.5m in height) for warehouse, ancillary office and storage uses with a total floor area of about 872m² (**Drawing A-1**). No dangerous goods will be stored and no open storage, repairing, assembling, dismantling or workshop activities will be carried out at the Site. The proposed operation hours are between 9:00 a.m. and 7:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays. Two car parking spaces, one for light goods

vehicle (LGV) and one for medium goods vehicle (MGV) will be provided within the Site. The applicant also applies for regularisation of filling of land for the entire Site with concrete in a depth of not more than 0.2m up to a level of +19.2mPD for site formation and vehicular circulation. The site layout plan and the land filling plan 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 following documents:

- (a) Application Form with supplementary planning (**Appendix I**) statement (SPS) received on 4.12.2024
- (b) Further Information (FI) received on 20.1.2025* (**Appendix Ia**)

** 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 with SPS and FI at **Appendix I** and **Ia**. They can be summarised as follows:

- (a) The proposed use serves to meet the strong demand for warehouse in Yuen Long area.
- (b) There were three similar applications (No. A/YL-KTS/946, 959 and 997) for the same temporary warehouse use approved by the Rural and New Town Planning Committee (the Committee) of the Board within the “AGR” zones in the vicinity of the Site between 2023 and 2024.
- (c) The proposed use is not incompatible with the surrounding uses comprising mainly warehouses, hobby farm, grass land and residential structures. The proposed use is temporary in nature and approval of the current application will not frustrate the long-term planning intention of the “AGR” zone.
- (d) The applicant will submit drainage and fire service installations proposals upon approval of the current application and follow the ‘Code of Practice on and handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ (‘Code of Practice’) issued by Environmental Protection Department (EPD). No visitor is allowed entering the Site. Adequate measures will be provided by the applicant to mitigate any adverse impact arising from the proposed use. Sufficient manoeuvring space is provided within the Site. Potential impacts on drainage, fire safety and environment on the surrounding areas arising from the proposed development 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(s), 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 other owners' consent. Detailed information would be deposited at the meeting for Member's inspection.

4. Background

The Site is not subject to any active enforcement action. Subject to collection of sufficient evidence, appropriate enforcement action under the Town Planning Ordinance would be undertaken.

5. Previous Application

There is no previous application covering the Site.

6. Similar Applications

6.1 There are four similar applications covering three sites (No. A/YL-KTS/946, 959, 997 and 1032) for temporary warehouse use (three with filling of land) within the same "AGR" zone and other "AGR" zones on the same OZP in the past five years, which were approved with conditions by the Committee between 2023 and 2024 mainly on the considerations that temporary approval would not frustrate the long-term planning intention; the proposed use was not incompatible with the surrounding uses; the government departments consulted in general had no adverse comment or their concerns could be addressed by relevant approval conditions; and policy support was given for applications No. A/YL-KTS/946, 959 and 1032 to facilitate relocation of business operation displaced by government projects. The planning permission for application No. A/YL-KTS/946 was subsequently revoked in November 2024 due to non-compliance with time-limited approval conditions. Details of the similar applications are summarised in **Appendix II** and the locations are shown on **Plan A-1**.

6.2 Applications No. A/YL-KTS/1020 and 1049 (with the latter submitted by the same applicant as the current application) for temporary warehouse (excluding dangerous goods godown) with ancillary facilities/office and associated filling of land within the same "AGR" zone will be considered at the same meeting (**Plan A-1**).

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

7.1 The Site is:

- (a) accessible from Kam Ho Road via local track; and
- (b) currently hard-paved and occupied by storage and vehicle repair workshop without valid planning permission.

- 7.2 The surrounding areas are predominantly occupied by farms, warehouse, open storage /storage yards, vacant land and woodlands.

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 have objection or do not support the application:

Land Administration

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

- (a) unless and until the unauthorised structure(s) are duly rectified by the lot owner(s)/applicant or entirely included in the application, his office objects to the application;
- (b) the Site comprises Old Schedule Agricultural Lot Nos. 558 (Part), 559 (Part) and 560 (Part) all in D.D. 113 held under the Block Government Lease which contains restriction that no structures are allowed to be erected without the prior approval of the Government;

Unauthorised structure(s) within the said private lot(s) covered by the planning application

- (c) LandsD has reservation on the planning application since there are unauthorised structures and uses on the Lot 558, 559 and 560 all in D.D. 113 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD;

- (d) if the planning application is approved, the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lots. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;

Unauthorised structure(s) within the said private lot(s) not covered by the planning application

- (e) there are unauthorised structures within the said private lot(s) not covered by the planning application. The lot owner(s) should immediately regularise the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and
- (f) the lot owner(s)/applicant shall remove the unauthorised structure(s) not covered by the subject planning application immediately; or include the unauthorised structure(s) in the subject planning application for the further consideration by the relevant departments and, subject to the approval of the Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to his office for an STW to permit the structure(s) erected. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner(s)/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future.

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 occupied by some structures. Agricultural infrastructures such as road access and water source are available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc.; and

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

Environment

9.2.3 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 involve use of heavy vehicle (i.e. a parking space for medium goods vehicle will be provided at the Site) and it is anticipated that the proposed use would not cause dusty nuisance. According to desktop review, there are residential buildings within 50m from the access road leading to 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 heavy vehicle traffic that travel along the access road would cause environmental nuisance to the residential buildings nearby;
- (c) no comment on the filling of land under application;
- (d) there was no environmental complaint concerning the Site received in the past three years; and
- (e) advisory comments are in **Appendix IV**.

10. Public Comments Received During Statutory Publication Period

On 13.12.2024, 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 insufficient justification supporting the proposed use at the Site and the Site is close to country park.

11. Planning Considerations and Assessments

- 11.1 The application is for proposed temporary warehouse (excluding dangerous goods godown) with ancillary office 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 "AGR" zone and DAFC does not support the application from agricultural perspective, taking into account the planning assessments below, the proposed use for a temporary period of three years could be tolerated.
- 11.2 Filling of land within 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 and DEP have no objection to or no comment on the applied filling of land from drainage and environmental perspectives respectively. An approval condition requiring the reinstatement of the Site to an amenity area is recommended in paragraph 12.2 below should the Committee decide to approve the application.

- 11.3 The proposed use is considered not incompatible with the surrounding areas which are occupied predominantly by farms, warehouse, open storage /storage yards, vacant land and woodlands. The Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) considers that the proposed use is not incompatible with surrounding landscape character and significant adverse impact on existing landscape resources arising from the proposed use is not anticipated and hence, there is no objection to the application from landscape planning perspective.
- 11.4 DEP does not support the application as there are sensitive receivers of residential buildings in the vicinity of the access road leading to the Site (**Plan A-1**). Nonetheless, there was no substantiated environmental complaint concerning the Site in the past three years. Should the application be approved, the applicant will be advised to follow the CoP issued by the Environmental Protection Department to minimise possible environmental nuisance generated by the proposed use on the surrounding areas.
- 11.5 Regarding DLO/YL, LandsD's concern on the unauthorised structures erected within/outside the Site, the applicant will be advised to liaise with LandsD on these land administration matters should the Committee approve the application. 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 four similar applications within the same "AGR" zone and other "AGR" zones on the same OZP, which were approved with conditions between 2023 and 2024 as stated in paragraph 6.1 above. Approving the current application is generally in line with the Committee's previous decisions.
- 11.7 For the public comment as mentioned in paragraph 10 above, the departmental comments and planning assessments above are relevant.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comment mentioned in paragraph 10 above, PlanD considers that the proposed use could be tolerated for a period of three years.
- 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

24.1.2028. 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 24.7.2025;
- (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 24.10.2025;
- (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 the 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 24.7.2025;
- (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 24.10.2025;
- (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 to an amenity area 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 Supplementary Information received on 4.12.2024
Appendix Ia	FI received on 20.1.2025
Appendix II	Similar Applications
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comment
Drawing A-1	Layout Plan
Drawing A-2	Land Filling Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and 4b	Site Photos

**PLANNING DEPARTMENT
JANUARY 2025**