



INV 創新土地規劃顧問有限公司

Innovative Land Use Planning Consultancy Co. LTD

Planning Statement

S.16 Application for the

Proposed Temporary Logistics Centre with Solar Panels and Warehouse
with ancillary Open Storage for Machinery and Ancillary Facilities (office
and toilet)

(for a period of 3 years)

At

Lots 751 sB RP and 751 sB ss1

in

DD 82

Ta Kwu Ling

New Territories

1. **Background**

1.1 **Introduction**

The applicant [港豐物流(國際)有限公司] (Kong Fung Logistic (International) Company Limited) seeks planning permission from the Town Planning Board (TPB) for the proposed temporary logistic center with solar panels and warehouse with ancillary open storage for machinery and ancillary facilities (office and toilet) for a period of 3 years.

1.1.1 The applicant's current site (for the same use is located at Lots 255 (part), 256 (part), 257(part), 258(part),266 (part), 267 (part) and 268 (part) in D.D 99 in Lok Ma Chau, San Tin, Yuen Long. The current site ,at Lok Ma Chau, San Tin, falls within the land resumption boundary of 'The Development of San Tin Technopole (Phase 1) at Yuen Long. The location of the current site within land resumption boundary of 'The Development of San Tin Technopole (Phase 1) is shown on Plan 1 of **Annex 1**. Site Notice of Lands Department (Clearance (4) Office) dated 23.10.2025 is also shown at **Annex 1**.

1.1.2 The applicant was the lessee of Lots 254(part) , 255 (part), 258(part), 267 (part) in D.D 99 until 5.4.2026 since 2016 (**Annex 2** – Tenancy Agreement). The applicant also use Lots 256 (part), 257(part), 266 (part) and 268(part) in DD 99 for the operation of his logistics center in San Tin. (**Annex 3** – Demand Note for Rates (January – March 2026) and receipt of payment of rates.). Due to the clearance of the current site as required by the Lands Department (Clearance Office), the applicant is urgently seeking for relocation of his logistic center (warehouse) with open storage from the current site to the subject site (i.e. Lot 751 sB RP and 751sB ss1 in DD 82) under this Application. The applicant's current site in San Tin is about 2,350m² (including logistic center (warehouse) of 1700 m² and open storage for machinery of 650 m² and maneuvering spaces for 3 heavy goods vehicles (16 tons). (**Annex 4**- Photos

showing the current site for the use of logistic center (warehouse) and open storage at Lots 254(part), 255 (part), 256 (part), 257(part), 258(part), 266 (part), 267 (part) and 268 (part) in D.D 99 in San Tin). The applicant has undertaken a series of land search for the relocation of his logistic center and open storage for machinery and ancillary facilities (office and toilet). Without finding a suitable site, the site in San Tin cannot be relocated. Please refer to Applicant's relevant documents showing 港豐物流(國際)有限公司 (Kong Fung Logistic (International) Company Limited which is a brownfield operator affected by land resumption/clearance arising from 'The Development of San Tin Technopole (Phase 1) at Yuen Long (**Annex 5**- Letters of Lands Department dated 17.10.2025, 23.1.2026). The Notice of Resumption of Land – 'The Development of San Tin Technopole (Phase 1) at Yuen Long dated 1.3.2024, 8.10.2024, 7.7.2025 which shows that 255 (part), 256 (part), 257(part), 258(part), 266 (part), 267 (part) and 268 (part) in D.D 99 in San Tin is under the said Notice for land resumption (**Annex 6**).

- 1.1.3 The area of the subject Site (6454 m²) , using for logistic center (warehouse) with solar panel is about 2777m² and about 2993m² for maneuvering spaces for 3 heavy goods vehicles (16 tons) and 1 light goods vehicle (including L/UL bays) and 330m² for storage of machinery, is a bit larger than the applicant's current logistic center (warehouse) of about 1700 m² and open storage for machinery of about 630 m² and maneuvering spaces for 3 heavy goods vehicles (16 tons) (including L/UL bays) in San Tin. The need for a larger area for logistic center (warehouse) at the subject Site is due to the increase of volume of import and export goods (both to and from China and overseas) of 港豐物流(國際)有限公司 (Kong Fung Logistic (International) Company Limited in the recent years. The layout plan of the proposed logistic center with solar panel and open storage for machinery is illustrated at **Plan 3**.
- 1.1.4 A series of site search (7 alternative sites) in Ta Kwu Ling, Hung Lung Hang, Pat Heung, Shap Pat Heung and Yuen Long was undertaken in the past months.

However, the applicant has found the subject Site which is the most suitable among the 7 alternative sites. Details of the site search are illustrated in paragraphs 4.1.3 -4.1.9 below. The Plans showing the location of all 7 alternative sites are attached at **Annex 7**.

- 1.1.5 The subject Site falls within “Recreation” “REC” zone on the approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7 (the OZP) (**Plan 1**). According to the Notes of the Plan, the proposed logistic center (warehouse) and open storage falling within “REC” zone is neither a Column 1 nor 2 use in “REC” zone (**Annex 8**). However, the covering Notes of the Plan (**Annex 9**) stipulate that temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.
- 1.1.6 The following applications within the same “REC” zone on the approved Man Kam To OZP No. S/NE-MKT/7 were previously considered and approved by the TPB. These planning applications include (Application Nos. A/NE-MKT/42, A/NE-MKT/43, A/NE-MKT/54 and A/NE-MKT/58. The applied uses of the above applications are for temporary warehouses, open storage and logistic center respectively. The subject application is similar to the previously approved application (No. A/NE-MKT/58) on the same “REC” for logistic center which had obtained policy support from Secretary for Development (SDEV) due to the brownfield operation being affected by Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA).
- 1.1.7 Other following applications within the “REC” zone on the approved Ta Kwu Ling North OZP No. S/NE-TKLN/2 were also previously considered and approved by the TPB. These planning applications include (Application Nos. A/NE-TKLN/86, A/NE-TKLN/114, A/NE-TKLN/116 and A/NE-TKLN/123. The applied uses of the above applications are for temporary warehouse, open storage and warehouse, logistic center and warehouse, and open storage and

warehouse respectively. The subject application is similar to the above previously approved application (No. A/NE-TKLN/116) on the “REC” zone for logistic center which had obtained policy support with policy support from SDEV due to the brownfield operation being affected by Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). Kwu Tung North (KTN) NDA and public housing development at Sha Po.

2. **The Site and Its Surroundings**

2.1 **Site**

The subject Site falls within “REC” zone on the approved Man Kam To OZP No. S/NE-MKT/7 (the OZP) (**Plan 1**). The area of the Site is 6,454m². Part of the Site (i.e. 751 s.B RP in DD 82) is fenced off and currently used for open storage of metal scaffolding and paved with depth of concrete filling of 0.2m. The south western portion of the Site (i.e Lot 751 s.B ss1 in DD 82) is covered with wild grass without any rare species of trees. This south western portion of the subject Site is for the use of the proposed open storage of machinery for the operation of the logistic center. The Site is accessible via Ping Che Road (**Plan 3**). Site photos are illustrated in Plan 5.1 and 5.2.

2.2 **Its Surroundings (Plan 6 – Zoning Plan)**

North of the Site: Ta Kwu Ling Police Station within G/IC zone on the approved Ta Kwu Ling North OZP No. S/NE-TKLN/2;

West of the Site: Occupied by existing temporary structures;

South West of the Site: Abandoned farmland covered with wild grass; and

South of the Site adjacent to Ping Che Road: Occupied by warehouse for storage of vehicle parts which has been approved by the TPB on 11.4.2025 for a temporary warehouse for a period of 3 years and abandoned farmland for over 20 years.

3. Proposal

- 3.1 The area of the subject Site is 6,454m². Three loading and unloading spaces (3.5m x 11m) for 3 heavy goods vehicles and 1 loading and unloading space for light goods vehicle are proposed to serve the operational need of the proposed logistic center and the open storage use. **(Plan 3)**. To The maximum trip rate of the 3 heavy goods vehicles and 1 light goods vehicle leaving the site is about 4 vehicles in the morning between 8:00a.m to 10:00 and 4 vehicles (3 heavy goods vehicles and 1 light goods vehicle) entering and leaving the Site in the afternoon/evening at around 3:00 p.m to 7p.m (Monday to Saturdays only except Sundays and public holidays). Only 3 heavy goods vehicles and 1 light goods vehicle are parked overnight within the Site.
- 3.2 The access onto the Site is 12m wide. The maneuvering space is sufficient for the maneuvering of the heavy goods vehicles (16 tons) and the light goods vehicle within the Site.
- 3.3 The swept path analysis with ingress/egress arrangement within the Site for heavy goods vehicles (2.5m(W x 12m(L)) is illustrated on **Plan 4.1 – 4.8** for the consideration of the Transport Department or of the TPB. No drop bar will be installed at the ingress and egress of the Site. No tail back traffic on Ping Che Road is anticipated arising from the proposed use at the subject Site.
- 3.4 All vehicles entering and leaving the Site will be arranged by the Control Staff of the logistic center to ensure all pick up/delivery at and within the Site will be operated smoothly. A signage of “No on-street parking” will also be erected at the entrance of the Site to avoid any illegal on-street parking outside the subject Site. A signage of “Beware of Vehicles” and convex mirrors will also be erected/installed at the entrance of the Site to alert pedestrians. Site staff will also be deployed at the entrance to direct the traffic entering and leaving the subject Site.

4. Planning Justifications

4.1 Site Selection Process

4.1.1 The applicant had undertaken a series of site search in the past months to identify a suitable site for the relocation of his affected logistic center/warehouse/open storage in San Tin. The site selection was difficult as land within Categories 1 and 2 areas of the TPB Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No. 13 G) are either too small, or lack of proper ingress/egress and etc.

4.1.2 Seven alternative sites (**Annex 7**) in Ta Kwu Ling, Hung Lung Hang, Pat Heung, Shap Pat Heung and Yuen Long had been reviewed and were found to be unsuitable due to various shortcomings such as site area (too small) for relocation, and no proper access for the maneuvering of heavy goods vehicles. The details of alternative sites for the relocation of applicant’s business and reasons of not feasible are shown in the following paragraphs 4.1.3-4.1.9 below:

4.1.3 Alternative Site 1 – DD 38 Lot 207, Ta Kwu Ling

Area: 670m² (about)

Zoning: “AGR” (Planning application is required)

Site Constraints: site area (too small)

Conclusion: Not Suitable

4.1.4 Alternative Site 2 - DD 84 Lot 175, Hung Lung Hang

Area: 845 m²

Zoning: “AGR” (Planning application is required)

Site Constraints: site area (too small)

Conclusion: Not Suitable

4.1.5 Alternative Site 3- DD 87 Lot312, Hung Lung Hang

Area 982 m²

Zoning: “Green Belt” (“GB”) (Planning application is required)

Site Constraints: site area (too small) and no access

Conclusion: Not Suitable

4.1.6 Alternative Site 4- DD 111 Lot 654, Pat Heung

Area: 1490 m²

Zoning: “Open Storage” (“OS”)

Site Constraints: No proper access, site area (too small)

Conclusion: Not Suitable

4.1.7 Alternative Site 5- DD129 Lot 49 Yuen Long

Area: 533 m²

Zoning: “Coastal Protection Area” (“CPA”) (Planning application is required)

Site Constraints: site area (too small)

Conclusion: Not Suitable

4.1.8 Alternative Site 6: DD129 Lot 70 Yuen Long

Area: 585 m²

Zoning: “Coastal Protection Area” (“CPA”) (Planning application is required)

Site Constraints: site area (too small)

Conclusion: Not Suitable

4.1.9 Alternative Site 7: DD129 Lot63 Yuen Long

Area: 780m²

Zoning: “Coastal Protection Area” (“CPA”) (Planning application is required)

Site Constraints: No Access and site area (too small)

Conclusion: Not Suitable

4.1.10 The subject Site is considered suitable for relocation. It is accessible from Ping Che Road with proper access. The site area is sufficient enough for the maneuvering of heavy goods vehicles. The swept path of the heavy goods vehicles (16 tons) with dimension of (2.5m(W) x 12m (L)) entering and leaving the site and the provisions of loading/unloading spaces are illustrated in **Plan 4.1 – 4.8** for the consideration of Transport Department or of the TPB.

4.2 Unsuitable for Agricultural Rehabilitation

The application site comprises two lots (i.e. Lot 751 sB RP and Lot 751 sB ss1 in DD 82), located within “REC” zone on the approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7. Lot 751sB RP is hard paved and is currently used for open storage and Lot 751sB ss1 is occupied by an abandoned farmland for over 20 years. Rehabilitation for agricultural use is slim. The subject Site is zoned for “REC”, rehabilitation of agricultural use is not falling within the planning intention of “REC” zone.

4.3 Previous Applications

As mentioned in Paragraphs 1.1.6 and 1.1.7 above, previous applications for logistic centers were approved by the TPB. Due to the ‘development of NDAs’ and the ‘development of Northern Link Main Line’, and the ‘Development of San Tin Technopole (Phase 1) at Yuen Long’, a lot of brownfield operators are affected by the land resumption of the Government of HKSAR. The change of circumstances which reduces tremendous brownfield land in Hong Kong, sympathetic consideration should be given to the applicant due to his operation is also affected by the land resumption arising from ‘The Development of San Tin Technopole (Phase 1) at Yuen Long

4.4. Not Jeopardize the planning intention of “AGR” zone

As the subject Site is applied for temporary use for a period of 3 years, the long-term planning intention of “REC” zone would not be jeopardized.

4.5 **No Adverse Traffic Impacts**

There are only 1 light goods vehicle and 3 heavy goods vehicles leaving the Site between 8:00a.m to 10:00a.m in the morning and 1 light goods vehicle and 3 heavy goods vehicles entering and leaving the Site between 4 p.m. to 7p.m in the afternoon and evening for loading and unloading during Mondays to Saturdays There is no operation on Sundays and public holidays. The traffic arising from the proposed temporary development at the Site to Ping Che Road and its surroundings is therefore considered insignificant.

4.6 **No Adverse Noise, Environmental and Visual Impacts**

The application Site for logistic center (warehouses) and open storage is considered not incompatible to its surrounding land uses (i.e. warehouses and open storage uses in the vicinity under the same “REC” zone were previously approved by the TPB). There is a buffer area (non-building area) located in Lot 751sB RP in DD 82 separating the Site from the existing temporary structures in the north of the subject Site. This buffer area serves as noise mitigation measure between the proposed development and the said existing temporary structures. The other buffer area (non-building area) located in Lot 751sB ss1 in DD 82 separating the Site from the nearby stream also serve as environmental mitigation measure between the open storage area and the existing stream in the area. The proposed installation of solar panels (**Plan 7**) is to support the Government’s emission reduction efforts and align with the Government policy. It is therefore anticipated that there are no noise, environmental and visual impacts to the surroundings.

4.7 **No adverse Drainage Impacts**

Upon approval of the application, a detailed drainage report will be submitted for the consideration and approval by and to the satisfaction of the Drainage Services Department or of the TPB. The applicant is willing to accept approval condition with submission and implementation of drainage proposal to the satisfaction of Drainage Services Department or of the TPB. It is therefore

considered that there will not have any adverse drainage impacts to the Site and its surroundings.

4.8 **Not incompatible to the Surrounding Environment**

Planning application (No. A/NE-MKT/43) for temporary warehouse for storage of vehicle parts at the immediate south of the subject Site was approved by the TPB for a period of 3 years. It is therefore considered that the proposed logistic center(warehouse) and open storage at the subject Site is not incompatible to the surrounding land use.

4.9 **No Undesirable Precedent**

The relocation need of the applicant is due to his logistic center(warehouse) and open storages at San Tin which is being affected by clearance and land resumption arising from the 'Development of San Tin Technopole (Phase 1) at Yuen Long'. Approval of this application would not create an undesirable precedent case to similar applications.



Plans

Plan 1 – Location Plan

Plan 2 – Site Plan

Plan 3 – Layout Plan

Plans 4.1 to 4.8 – Swept Path Analysis Plan

Plan 5.1 to Plan 5.2 – Site photo view points and Site photos

Plan 6 – Zoning Plan

Plan 7 – Solar Panel Plan

Annexes

Annex 1 – Site Notice of Lands Department (Clearance (4) Office) dated 23.10.2025

Annex 2 – Tenancy Agreement (2016-2026)

Annex 3 – Demand Notes for Rates (January to March 2026) and Receipt of Payment of Rates

Annex 4- Photos showing the current site for the use of warehouse and open storage at Lots
254(part) , 255 (part), 256 (part), 257(part), 258(part), 266 (part), 267 (part) and 268
(part) in D.D 99 in San Tin

Annex 5- Letters of Lands Department dated 17.10.2025, 23.1.2026

Annex 6 - The Notice of Resumption of Land – ‘The Development of San Tin Technopole (Phase
1) at Yuen Long dated 1.3.2024, 8.10.2024, 7.7.2025

Annex 7 - Location of all 7 alternative sites

Annex 8 - Notes of the Plan- “REC” zone (S/NE-MKT/7)

Annex 9 - covering Notes of the Plan(S/NE-MKT/7)