

YING SHING (HOPEWELL) ENGINEERING COMPANY LIMITED

1. Introduction

The applicant, 德記石油有限公司 ("the Applicant"), hereby applies under Section 16 of the Town Planning Ordinance (Cap. 131) for permission from the Town Planning Board ("TPB") to establish a temporary warehouse for storing car parts, together with associated filling of land, at Lots 487 S.B RP (Part), 490 (Part), 491, 572 S.A and 574 in D.D. 80, and adjoining Government Land ("the Site"), located at Lin Ma Hang, Ta Kwu Ling, New Territories. The proposed development is for a limited period of three years. The total site area is approximately 2,130 m², including approximately 865 m² of Government Land.

The Applicant previously operated a similar storage facility at Ha Tsuen, Yuen Long, under Short-Term Tenancy No. STT3270, granted by Lands Department on 21 May 2021 which is shown in last page of Annex 4. Subsequently, the site was affected by land resumption associated with the implementation of the Hung Shui Kiu/Ha Tsuen New Development Area (HSK-HT NDA). According to government

notifications, the phased land resumption process for the HSK-HT NDA commenced progressively from mid-2020, with significant site-clearance notices issued between 2023 and 2025. As a direct consequence of this government-initiated NDA project, the Applicant was compelled to relocate its warehouse operation from the original approved STT site.

Given the necessity for operational continuity and the critical nature of automotive spare parts storage to support local industry, the Applicant conducted an extensive search for a suitable alternative location. Following careful evaluation, the subject Site was identified as the most suitable location, considering its sufficient area, convenient access from Lin Ma Hang Road, and its proximity to sites with similar temporary warehouse/storage uses previously approved by the TPB. The Site is located within an area zoned "Recreation" ("REC") on the approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2. Although warehouse use is neither listed as a Column 1 nor Column 2 use within the REC zone, the TPB Guidelines (TPB PG-No. 13G) provide a policy framework whereby temporary uses or developments for a period of not exceeding three years can be considered favourably on individual merit, especially in the context of

supporting relocation needs arising from NDA-related resumptions.

A highly relevant precedent exists in Application No. A/NE-TKLN/89, recently submitted by the same authorised agent, Ying Shing (Hopewell) Engineering Company Limited, for a similar temporary warehouse (for timber and associated materials) and associated filling of land within the immediate vicinity under the same OZP. The TPB's approval of that application in 2025 explicitly recognised the area as appropriate under Category 2 of TPB PG-No. 13G, supporting the relocation of businesses displaced by NDA projects.

In this context, the current application aligns closely with established TPB precedents and clearly meets the intended policy objectives stipulated by TPB guidelines. The Applicant therefore seeks TPB's favourable consideration and approval based on the detailed justifications outlined further in this planning statement.

2. The Site and Its Surroundings

The Site is located within the "REC" zone under the approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2. The total area of the Site is approximately 2,130 m², including around 865 m² of

Government Land (Annex 2). The Site is currently vacant and partially paved with concrete at a depth of approximately 0.2 m, making it immediately suitable for temporary storage and related operations without extensive additional site formation works.

The surrounding area is predominantly characterised by similar temporary warehouse and open storage facilities, several of which have already been approved by the TPB on a temporary basis for periods of three years. These approved facilities generally store construction materials, timber, vehicle parts, and other commercial goods, establishing a clear precedent and consistent land-use pattern within this part of Ta Kwu Ling North.

The Site benefits from direct and convenient vehicular access via Lin Ma Hang Road to the south, ensuring minimal traffic disturbance to neighboring land uses and enhancing logistical efficiency. Furthermore, the presence of other TPB-approved temporary warehouse facilities in close proximity indicates that the proposed temporary warehouse use is both compatible and appropriate for the area.

3. Proposal

The Applicant proposes to utilise the Site as a temporary warehouse specifically for storing car parts, along with associated filling of land, for a temporary period of three years. The key details of the proposed development are summarised as follows:

Warehouse Structure

A single-storey temporary warehouse structure covering approximately 1,200 m² (40 m in length by 30 m in width) is proposed. The maximum building height will be limited to 7 m, providing adequate internal storage for automobile spare parts.

Vehicular Access and Parking Arrangements

Vehicular access to the Site will be directly from Lin Ma Hang Road, facilitating efficient and safe ingress and egress for goods vehicles. Two dedicated loading/unloading bays (each measuring approximately 11 m x 2.5 m) will be provided within the Site specifically for medium goods vehicles (MGVs). No private car parking spaces are proposed.

The swept path analysis with ingress/egress arrangement of the medium heavy vehicles (11m(L) x2.5m(W)) is illustrated in Annex 4 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 in order to avoid the queue back of traffic on Lin Ma Hang Road.

Environmental Enhancement Measures

To enhance environmental conditions and visual amenity within and around the Site, eight trees of the species *Terminalia mantaly* 'Tricolor' (commonly known as Variegated Madagascar Almond or 小葉欖花葉 / 花葉欖仁) will be planted within the Site boundary (Annex 1). This tree species is a commonly used landscape tree in Hong Kong, typically growing to heights ranging from several meters up to approximately 15 m when mature, with an average mature crown spread between 8 m and 10 m. The proposed planting pits of dimensions 1.2 m (length) x 1.2 m (width) x 1.2 m (depth), with a soil depth of 1.2 m, have been carefully designed and are adequate to support the healthy establishment and growth of these trees.

Operational Details

The proposed warehouse operation will be restricted to weekdays (Monday to Friday), with operating hours between 7:00 a.m. and 5:00 p.m. No operations will be conducted on Saturdays, Sundays, or public holidays. The Site will exclusively store automobile spare parts, and no dangerous goods or hazardous materials will be stored on-site.

Environmental and Traffic Mitigation Measures

To further minimise environmental and traffic impacts, operational controls including scheduled deliveries will be implemented to prevent vehicular queuing and congestion along Lin Ma Hang Road. Adequate internal circulation areas within the Site have been incorporated into the layout design to enable vehicles to safely manoeuvre and exit efficiently.

In summary, this proposal directly responds to the Applicant's relocation needs arising from the HSK-HT NDA development, providing a necessary and suitably located temporary warehouse solution. The proposal aligns fully with TPB guidelines, recent planning precedents, and environmental enhancement principles.

4. Justification

4.1. Relocation Necessitated by NDA Development

The proposed temporary warehouse for storing car parts at the Site is necessitated by the Government's land resumption activities under the Hung Shui Kiu/Ha Tsuen New Development Area (HSK-HT NDA). The Applicant previously operated under Short-Term Tenancy (STT No. 3270) at Ha Tsuen, Yuen Long. However, the original operational site was subsequently affected by the NDA project, compelling the Applicant to seek immediate relocation. The current proposal at Lin Ma Hang Road, Ta Kwu Ling, thus represents a critical step towards ensuring continuity of operations and supporting the stability of the local automotive spare parts supply chain, which is significantly impacted by NDA-induced displacement.

4.2. Site Selection Process and Suitability of the Subject Site

To identify a suitable alternative location, the Applicant conducted a rigorous and thorough site selection process. After considering various alternative sites in Ta Kwu Ling, Sha Tau Kok, Hung Lung Hang, and other locations within the Northern New Territories, the Applicant

determined that the subject Site was the most suitable. Several other potential sites were evaluated but found unsuitable due to inadequate site area, insufficient vehicular accessibility, poor site configuration, or proximity concerns.

By contrast, the subject Site is strategically located adjacent to Lin Ma Hang Road, offering direct and convenient vehicular access. The proposed area of 2,130 m² (including approximately 895 m² Government Land) provides sufficient space for warehouse operations, loading/unloading activities, and internal vehicle manoeuvring. The proposed area of 2,130 m² (including approximately 865 m² Government Land) provides sufficient space for warehouse operations, loading/unloading activities, and internal vehicle manoeuvring. This ensures minimal disturbance to nearby traffic and surrounding land uses, making the Site distinctly suitable and practical for the proposed temporary warehouse operations.

4.3. Conformity with Relevant Planning Guidelines and Established Precedents

The proposed development fully aligns with the Town Planning Board (TPB) Guidelines (TPB PG-No. 13G) regarding temporary warehouse uses in areas affected by New Development Area (NDA) projects. Recent TPB approvals, particularly Application No. A/NE-TKLN/89, provide clear precedent confirming that temporary warehouse and storage uses, along with associated filling of land, are acceptable and appropriate within this locality. The approved case shares a similar background and planning rationale to the current proposal, thus clearly demonstrating consistency with established TPB policy and precedent.

4.4. Compatibility with Surrounding Land Uses and Environmental Enhancement

The Site is surrounded by existing approved temporary warehouse and open storage operations, reflecting an established temporary warehousing and open storage pattern in the immediate vicinity. The proposed warehouse use will, therefore, be entirely compatible with neighbouring land uses, without causing detrimental impacts on local land use patterns or existing developments.

To enhance the visual and environmental quality of the Site, the Applicant will plant eight *Terminalia mantaly* 'Tricolor' trees (commonly known as Variegated Madagascar Almond) within the Site boundary. Each tree will have adequate planting pits measuring 1.2 m x 1.2 m x 1.2 m with a soil depth of 1.2 m, ensuring healthy and sustainable growth, thereby significantly improving the local environment and mitigating any potential visual impacts of the proposed development.

4.5. Minimal Traffic Impact

The proposed temporary warehouse operations have been carefully planned to ensure minimal traffic impact on Lin Ma Hang Road and the surrounding area. Two dedicated loading/unloading bays specifically for medium goods vehicles (MGV) will be provided within the Site. Operational hours will be limited to 7:00 a.m. to 5:00 p.m. on weekdays only, with no operations during weekends or public holidays, further reducing potential traffic concerns. The internal site layout will facilitate safe and efficient vehicular circulation, avoiding any vehicle queuing on the public road. These measures collectively ensure that the proposal will not cause significant adverse traffic impacts.

4.6. Adequate Drainage and Infrastructure Provision

A comprehensive drainage proposal has already been prepared and submitted with this application. The proposed drainage facilities have been designed in full accordance with relevant government standards and requirements to ensure no adverse drainage impacts. Upon approval, the Applicant will implement all proposed drainage measures to the satisfaction of the Drainage Services Department (DSD), ensuring proper site drainage and flood prevention throughout the operational period.

4.7. No Undesirable Precedent

Given the clear policy support provided by the TPB Guidelines (TPB PG-No. 13G) for temporary warehouse uses accommodating displaced operations due to NDA developments, approval of this application will not create an undesirable precedent. Instead, it will follow established TPB practice and reinforce consistent policy application in the area, where similar uses have been approved and successfully implemented.

In summary, the proposal fully aligns with existing TPB policy, directly responds to the urgent relocation needs created by the NDA development, incorporates necessary environmental and traffic management measures, and is consistent with previously approved similar applications in the vicinity. The Applicant respectfully requests that the Town Planning Board consider and grant approval for this application.