



羅迅測計師行
Lawson David & Sung
SURVEYORS LIMITED
Property Consultants • Planning • Valuers • Auctioneers
Estate Agency Licence No. C-006328

Ref: LDS/PLAN/7309

Section 16 Planning Application

Proposed Temporary Warehouse for Storage of Construction Materials (Metal) for a Period of 3 Years at Lots 1364 S.B RP and 1364 S.B ss.1 RP in D.D. 78, Lin Ma Hang Road, Ta Kwu Ling, N.T.

Planning Statement

Applicant

Hang Sing Limited (行陸有限公司)

Prepared by

Lawson David & Sung Surveyors Limited

July 2026

Executive Summary

This planning statement is submitted to the Town Planning Board (the “Board”) in support of a planning application for Proposed Temporary Warehouse for Storage of Construction Materials (Metal) for a Period of 3 Years at Lots 1364 S.B RP and 1364 S.B ss.1 RP in D.D. 78, Lin Ma Hang Road, Ta Kwu Ling, N.T. (“the Application Site”).

The Application Site, covering an area of about 1,105 sq.m., falls within an area zoned “Recreation” (“REC”) on the Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2 gazetted on 13.5.2016. According to the Notes of the OZP, ‘Warehouse’ is neither a Column 1 nor Column 2 use of the “REC” zone, and temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

The Applicant has been running their business in Yuen Long since the early 2000s. Their business activities involve construction materials (metal), machinery, vehicle parts, and electronic goods. The Applicant was one of the business operators affected by the land resumption for the Second Phase Development of the Yuen Long South Development Area. The Board previously approved Application No. A/NE-TKLN/85 for the Application Site for warehouse use on 20.9.2024, and the Applicant has accordingly relocated their operations to the Application Site.

The Applicant had complied with approval conditions (a), (b) and (e) of the previous application. Regarding condition (d), relating to the implementation of the accepted fire service installations (FSIs) proposal, the Applicant has provided the FSIs, including the pump room, fire alarm, emergency lighting, fire hose reel system, and automatic sprinkler system. Due to the time constraints in waiting for water supply connection and the total compliance period of 18 months for the approval conditions of the previous application has already exceeded half of the duration of the temporary approval (three years), the Board will not grant any further extensions. Accordingly, a fresh planning application is hereby submitted for the proposed development.

The proposed development comprises a 1-storey warehouse for the storage of construction materials, with a GFA of about 678 sq.m. and a BH not exceeding 13m, located at the northern portion of the Application Site. The southern portion is used for a 1-storey open-sided shelter (GFA: about 312 sq.m, BH: 13m) to accommodate loading/unloading activities and vehicular manoeuvring near the ingress/egress point. The Applicant will retain the existing 8-metre-wide ingress/egress at the southern boundary, which connects directly to Lin Ma Hang Road. There will be 1 loading/unloading space for medium goods vehicle, and 2 private car parking spaces for staff/visitors. The operation hours of the Application Site are between 9am to 7pm from Mondays to Saturdays. There will be no operation on Sundays and public holidays.

The justifications for this application are as follows:

1. The proposed development will support the construction industry in Hong Kong;
2. The proposed development is in line with the future planning intention of Northern Metropolis;
3. The Application Site is the best location choice for the Applicant;
4. The proposed development does not contravene the planning intention of “REC” zone;
5. Similar applications have been approved within the same “REC” zone;
6. There has been an unexpected delay in complying with the approval condition;
7. The proposed development optimises the use of valuable land resources;
8. The proposed development is compatible with surrounding land uses;
9. The proposed development will not have an adverse impact on traffic, environment and drainage in the surrounding areas;
10. The proposed development will not set an undesirable precedent.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and the relevant Government departments will approve this application for a period of 3 years.

行政摘要

此規劃報告書向城市規劃委員會(“城規會”)呈交，旨在支持在新界打鼓嶺蓮麻坑路丈量約份第 78 約地段第 1364 號 B 分段餘段及第 1364 號 B 分段第 1 小分段餘段(“申請地點”)，作為期三年的臨時存放建築材料(五金物料)貨倉(“擬議發展”)的規劃申請。

申請地點的面積約 1,105 平方米，座落於在 2016 年 5 月 13 日刊憲的打鼓嶺北分區計劃大綱核准圖(圖則編號：S/NE-TKLN/2)上的「康樂」地帶。根據該大綱圖的註釋，「貨倉」不屬「康樂」地帶內的第一欄或第二欄用途，然而不超過三年土地或建築物的臨時用途或發展，須先向城規會提出申請。

申請人自 2000 年代初期起便在元朗經營業務。其業務範圍涵蓋建築材料(金屬)、機械、汽車零件及電子產品。申請人乃受元朗南發展區第二期發展項目收地影響的商戶之一。城規會曾於 2024 年 9 月 20 日批准有關申請地點作貨倉用途的申請(編號：A/NE-TKLN/85)，申請人已據此將業務遷往申請地點。

申請人已履行先前申請的附帶條件(a)、(b)及(e)項。關於條件(d)，即落實已獲接納的消防設施建議，申請人已提供相關消防裝置，包括泵房、火警警報系統、緊急照明、消防喉轆及自動灑水系統。鑑於等待接駁供水所受的時間限制，且前次申請之附帶條件總履行期限(18 個月)已超過臨時批准期限(三年)的一半，城規會將不予批准任何進一步的延期。因此，申請人就擬議發展項目提交一份新的規劃申請。

擬議發展包括一座用作存放建築材料的單層貨倉，總樓面面積約為 678 平方米，建築高度不超過 13 米，位於申請地點的北部。南面部份則用作單層及四面敞開的遮蔽處(總樓面面積：約 312 平方米，建築高度：13 米)，以供在出入口附近進行裝卸及車輛調頭。申請人將保留位於南面邊界、闊 8 米且直接連接蓮麻坑路的現有出入口。申請地點將設有 1 個供中型貨車使用的上落貨位，以及 2 個供職員/訪客使用的私家車泊車位。申請地點的營運時間為星期一至星期六上午 9 時至下午 7 時。星期日及公眾假期將不進行營運。

本規劃申請的理據為：

1. 擬議發展有助支持本港的建造業；
2. 擬議發展符合北部都會區的未來規劃意向；
3. 申請地點是申請人最理想的選址；
4. 擬議發展不會違反「康樂」地帶的規劃意向；
5. 申請地點座落的同一「康樂」地帶內曾有類似申請獲得批准；
6. 在履行附帶條件方面出現了意外延誤；
7. 擬議發展可優化寶貴土地資源的利用；
8. 擬議發展與周邊土地用途相容；
9. 擬議發展項目不會對周邊地區的交通、環境及排水造成負面影響；
10. 擬議發展項目不會樹立不良先例。

基於本規劃報告書所述的理據，敬希 各城規會委員及有關政府部門能批准此項申請，作為期三年的臨時用途。

<u>TABLE OF CONTENTS</u>		<u>Page</u>
1.	INTRODUCTION	1
1.1	Purpose	
1.2	Background of the Application	
2.	SITE CONTEXT	2
2.1	The Application Site and Its Existing Condition	
2.2	Surrounding Land Use	
2.3	Accessibility	
2.4	Land Status	
3.	PLANNING CONTEXT	3
3.1	Outline Zoning Plan	
3.2	Previous Application	
3.3	Similar Application	
4.	DEVELOPMENT PROPOSAL	4
4.1	Site Configuration and Layout	
4.2	Vehicular Access and Parking Arrangement	
4.3	Site Operations	
4.4	Landscape and Tree Preservation	
4.5	Drainage Proposal	
4.6	Fire Service Installations Proposal	
4.7	Environmental Consideration	
5.	PLANNING JUSTIFICATIONS	7
5.1	Support the Construction Industry in Hong Kong	
5.2	In Line with the Future Planning Intention of Northern Metropolis	
5.3	Not Contravene the Planning Intention of “REC” Zone	
5.4	Similar Application Approved within the Same “REC” zone	
5.5	Optimization of Valuable Land Resources	
5.6	Not Incompatible with Surrounding Land Uses	
5.7	No Adverse Traffic Impact	
5.8	No Adverse Environmental Impacts on the Surrounding Areas	
5.9	No Adverse Drainage Impact	
5.10	No Creation of Undesirable Precedent	
6.	CONCLUSION	10

List of Figures

- Figure 1 Location Plan (Extract of Approved Ta Kwu Ling North OZP No. S/NE-TKLN/2)
- Figure 2 Lot Index Plan
- Figure 3 Plan showing the Vehicular Access to the Application Site
- Figure 4 Indicative Layout Plan
- Figure 5 Traffic Management Measures

Site Photos

List of Appendices

Appendix A	Location Plan of Previous Operation
Appendix B	Compliance Letters of the Approval Conditions under Application No. A/NE-TKLN/85
Appendix C	Swept Path Analysis
Appendix D	Approved Drainage Proposal under Application No. A/NE-TKLN/85
Appendix E	Fire Service Installations Proposal

1. Introduction

1.1 Purpose

Pursuant to Section 16 of the Town Planning Ordinance, this Planning Statement Report is submitted to the Town Planning Board (“the Board”) in support of a planning application for Proposed Temporary Warehouse for Storage of Construction Materials (Metal) (the “proposed development”) for a period of 3 years at Lots 1364 S.B RP and 1364 S.B ss.1 RP in D.D. 78, Lin Ma Hang Road, Ta Kwu Ling, N.T. (hereafter referred to as “the Application Site”). **Figure 1** shows the location of the Application Site and the Lot Index Plan indicating the concerned lots is shown as **Figure 2**.

The Application Site, covering an area of about 1,105 sq.m., falls within an area zoned “Recreation” (“REC”) on the Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2 gazetted on 13.5.2016. According to the Notes of the OZP, ‘Warehouse’ is neither a Column 1 nor Column 2 use of the “REC” zone, and temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

1.2 Background of the Application

The Applicant, **Hang Sing Limited** (hereafter “the Applicant”), has been operating their business of construction materials, machinery, vehicles parts and electronic goods in Yuen Long since the early 2000s, in which they supply assorted goods to different construction companies and hardware stores in the market.

The Application Site involved a previous approved planning application (Application No. A/NE-TKLN/85), which was submitted by the same Applicant for the same use, covering the same site with similar layout and development parameters. The application was approved by the Board on 20.9.2024 to facilitate the relocation of the Applicants’ former warehouses at various lots in D.D. 119 and D.D. 121 at Shan Ha Tsuen, Yuen Long, N.T with multiple open storage and warehouses in the locality (see **Appendix A**). These former warehouses were affected by land resumption for the Second Phase development of Yuen Long South Development Area.

The Applicant had complied with approval conditions (a), (b) and (e) of the previous application (Application No. A/NE-TKLN/85), which required the submission of a drainage proposal, the provision of drainage facilities, and the implementation of traffic management measures, respectively (see **Appendix B** for the relevant compliance letters). Regarding condition (d), relating to the implementation of the accepted fire service installations (FSIs) proposal, the Applicant constructed the warehouse on site after obtaining the LandsD’s approval for the Short Term Waiver (STW). The FSIs have been completed, including the pump room, fire alarm, emergency lighting, fire hose reel system, and automatic sprinkler system (see **Site Photos**). However, approval from the Water Supplies Department (WSD) for the provision of water supply connection from the government mains is still pending. The Applicant has made a genuine effort to comply with the approval conditions within the compliance period.

Due to the time constraints in waiting for water supplies connection and the total compliance period of 18 months for the approval conditions of the previous application has already exceeded half of the duration of the temporary approval (three years), the Board will not grant any further extensions. Accordingly, a fresh planning application is hereby submitted for the proposed development.

1.3 Organization of the Planning Statement

This planning statement is divided into 6 chapters. Chapter 1 is an introduction outlining the above background of the planning application. Chapter 2 will then illustrate the site context and land status followed by Chapter 3 which describes the planning context in details. Chapter 4 gives the particulars of the proposed development. Detailed accounts of planning justifications of the proposed development are presented in Chapter 5. The planning statement finally concludes with a summary in Chapter 6.

2. Site Context

2.1 The Application Site and Its Existing Condition

The Application Site, with an area of about 1,105 sq.m., abuts Lin Ma Hang Road near Heung Yuen Wai Border Control Point (BCP) in Ta Kwu Ling, N.T. The Application Site is generally flat, formed and currently occupied by the applied use. It is fenced off by corrugated metal sheets of about 2.5m in height (see **Site Photos**).

2.2 Surrounding Land Use

The surrounding area of the Application Site is located in a rural area comprising vacant land, temporary structures, open storage facilities and villages. The Application Site is currently surrounded by vacant land, but the Board has approved various planning applications in the vicinity in recent years and months. To the immediate north is a temporary open storage yard and warehouse for storage of construction materials (Application No. A/NE-TKLN/123). To the further north is a temporary open storage and warehouse for storage of vehicle parts (Application No. A/NE-TKLN/114). To the southwest is a temporary warehouse (Application No. A/NE-TKLN/86). To the south and southeast, across Lin Ma Hang Road, is a temporary logistics centre, warehouse and container vehicle park (Application No. A/NE-TKLN/116). Further north of the site are scattered temporary structures, with the Heung Yuen Wai Border Control Point (BCP) situated across the Heung Yuen Wai Highway.

2.3 Accessibility

The Application Site enjoys good accessibility to strategic road network. The ingress and egress of the Application Site is located at the southern boundary, which is about 8m wide. It has direct access to Lin Ma Hang Road, which connects to Heung Yuen Wai Highway and provides quick access to the Heung Yuen Wai BCP to Mainland China. The Application Site is also conveniently connected to other parts of the New Territories via the Heung Yuen Wai Highway. A plan showing the vehicular access to the Application Site is provided at **Figure 3**.

2.4 Land Status

According to the records of Land Registry, the Subject Lots are held under Block Government Lease and demised for agricultural use with a lease term for 75 years, commenced from 1.7.1898, and are renewable for a further term of 24 years.

Application for a Short Term Waiver (STW) for the proposed warehouse was approved by the Lands

Department (LandsD) under the previous application (No. A/NE-TKLN/85). The floor area of the warehouse and open-sided shelter has been adjusted with reference to the latest survey plan from the LandsD. The Applicant will apply for rectification of the STW upon approval of this application.

3. Planning Context

3.1 Outline Zoning Plan

The Application Site falls within an area zoned “Recreation” (“REC”) on the Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2 gazetted on 13.5.2016 (see **Figure 1**). The planning intention of “REC” zone is “primarily for low-density recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the low-density recreational developments may be permitted subject to planning permission.”

Despite the fact that the proposed development (‘warehouse’) is neither one of the Column 1 or Column 2 uses under the Schedule of Uses for the subject “REC” zone, the Board may grant planning permission (with or without conditions) for a maximum period of three years under section 16 of the TPO.

3.2 Previous Application

The Application Site is the subject of the following planning application:

Application No.	Applied Use	Location	TPB’s Decision (Date)
A/NE-TKLN/85*	Proposed Temporary Warehouse for Storage of Construction Materials (Metal) for a Period of Three Years	Lots 1364 S.B RP and 1364 S.B ss.1 RP in D.D. 78, Ta Kwu Ling North, Lin Ma Hang Road, New Territories	Approved with condition(s) for a period of 3 years (20.9.2024)

*Applied by the Applicant

The Applicant has complied with approval conditions (a), (b) and (e) of the previous application (Application No. A/NE-TKLN/85), which required the submission of a drainage proposal, the provision of drainage facilities, and the implementation of traffic management measures, respectively (see **Appendix B** for the relevant compliance letters). Regarding condition (d), relating to the implementation of the accepted fire service installations (FSIs) proposal, the Applicant constructed the warehouse on site after obtaining the LandsD’s approval for the Short Term Waiver. The FSIs have been completed, including the pump room, fire alarm, emergency lighting, fire hose reel system, and automatic sprinkler system (see **Site Photos**). However, approval from the Water Supplies Department (WSD) for the provision of water supply connection from the government mains is still pending. The Applicant has made a genuine effort to comply with the approval conditions within the compliance period.

3.3 Similar Applications

There are 4 applications for similar warehouses use approved by the Board in the recent years within the same “REC” zone. The approved applications are summarized as below:

Application No.	Applied Use	Site Area (sq.m.)	Date of Approval
A/NE-TKLN/123	Proposed Temporary Open Storage and Warehouse for Storage of Construction Materials and Machineries and Rural Workshop with Ancillary Facilities for a Period of 3 Years	8,250	5.6.2026
A/NE-TKLN/116	Proposed Temporary Logistics Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities for a Period of 3 Years	120,642	6.2.2026
A/NE-TKLN/114	Proposed Temporary Open Storage and Warehouse for Storage of Vehicle Parts with Ancillary Vehicle Repair Workshop for a Period of 3 Years	1,230	13.3.2026
A/NE-TKLN/86	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years	24,446	20.9.2024

4. Development Proposal

4.1 Site Configuration and Layout

The Applicant seeks planning permission for a temporary warehouse for storage of construction materials (metal) for a period of 3 years. The proposed development is to facilitate the relocation and continuation of the Applicants' business affected by the Second Phase development of Yuen Long South Development Area.

The Application Site has an area of about 1,105 sq.m. The layout of the proposed development is largely the same as that of the previous application (No. A/NE-TKLN/85), except for a minor increase in the warehouse GFA from 607 sq.m. to 678 sq.m., and the replacement of a 2 sq.m. guard room with a washroom (GFA: 3 sq.m.; BH: 2.5m) to meet operational needs. As a result, the current proposal comprises a 1-storey warehouse for the storage of construction materials (metal) with a GFA of 678 sq.m. and a BH of 13m, an open-sided shelter (GFA: 312 sq.m, BH: 13m) for loading/unloading and vehicle manoeuvring, together with a 1-storey washroom (GFA: 3 sq.m., BH of 2.5m). The current proposal therefore only involves a slight increase in development parameters due to operational requirements, and as the proposed structures are already in use, no adverse impact on the surrounding area is expected (see Layout Plan at **Figure 4**).

The Application Site has been fenced off by the existing 2.5m high corrugated metal sheets on all sides. To minimize any potential noise and environmental impacts to the surrounding area, no workshop activities will be conducted within the Application Site.

The major differences between the current application and the previous application (No. A/NE-TKLN/85) are summarized below:

Major Development Parameters	Previous Application (No. A/NE-TKLN/85) (a)	Current Application (b)	Difference (b)-(a)
Applied Use	Proposed Temporary Warehouse (Storage of Building Materials and Metal) for a Period of Three Years	Proposed Temporary Warehouse for Storage of Construction Materials (Metal) for a Period of Three Years	No difference
Site Area	About 1,105 sq.m.	About 1,105 sq.m	No difference
Total Floor Area (Non-domestic)	885 sq.m	990 sq.m	+105 sq.m (+12%)
No. of Structures	3 - 1 warehouse - 1 open-sided shelter - 1 guard room	2 - 1 warehouse - 1 open-sided shelter (washroom under)	-1 (guard room changed to washroom)
Height of Structures	2.5m - 13m (1 storey)	2.5m - 13m (1 storey)	No difference
No. of Parking Spaces	4 nos. (private cars for staff/visitors use)	4 nos. (private cars for staff/visitors use)	No difference
Loading/unloading Spaces	1 for medium goods vehicle	1 for medium goods vehicle	No difference

4.2 Vehicular Access and Parking Arrangement

The proposed development will continue using the existing ingress/egress point at the southern boundary of the Application Site, which is about 8m wide and connects to the Lin Ma Hang Road. The run-in/out has been constructed by the Applicant in accordance with the Highways Department (HyD)'s standard drawings Nos. H1113C and H1114B. Under the previous application (No. A/NE-TKLN/85), the Applicant had already complied with approval condition (e) regarding the implementation of traffic management measures (see **Figure 5** and **Site photos**). As such, it is demonstrated that the existing traffic arrangements are satisfactory to the Transport Department.

The Applicant will continue to provide 1 loading/unloading space (3.5m x 11m) for medium goods vehicle and 2 private car parking spaces (2.5m x 5m) for staff/visitors. A swept path analysis (see **Appendix C**) is prepared to demonstrate that satisfactory manoeuvring of vehicles entering to and exiting from the Application Site and manoeuvring within the Application Site. There will be no difficulties in internal traffic circulation sense as sufficient space for manoeuvring of vehicles is reserved at the southern portion such that no waiting or queuing of goods vehicles along Lin Ma Hang Road will arise under any circumstances. In addition, according to the Applicant, trips for transporting the construction materials to/from the Application Site made by the goods vehicles will not be more than 3 round trips daily at non-peak hours (between 10am – 4pm) with the materials stored within the Application Site remaining stagnant all the time. There will be no more than 5 working staff on-site. Considering the business nature and operational needs, staff can take public transport to the Application Site and the traffic generated by private vehicles (staff) can be minimized. The estimated traffic arising from the proposed development is as follows:

Time	No. of Trips (Medium Goods Vehicles)		No. of Trips (Private Cars)	
	In	Out	In	Out
08:00-09:00 (peak hour)	0	0	1	0
09:00-10:00 (peak hour)	0	0	1	0
10:00-11:00	1	0	0	0
11:00-12:00	1	1	0	0
12:00-13:00	0	1	0	0
13:00-14:00	0	0	0	0
15:00-16:00	1	1	0	0
16:00-17:00	0	0	0	0
17:00-19:00 (peak hour)	0	0	0	2

4.3 Site Operations

The operation hours of the Application Site are between 9am to 7pm from Mondays to Saturdays. There will be no operation on Sundays and public holidays. The main use of the Application Site will be storage purpose of construction materials (metal). To minimize any potential noise and environmental impacts to the surrounding area, the proposed warehouse will be enclosed with no workshop activities to be conducted within the Application Site.

4.4 Landscape and Tree Preservation

There are no existing trees within the Application Site. Meanwhile, existing trees of various species are found immediate outside the northern, western and eastern boundary of the Application Site. These existing trees will not be disturbed by the Applicant and would act as the natural hedges bounding the edge of the development and thus soften the building footprint of the proposed development. As a result, the proposed development would fit well into the setting in the neighborhood without causing any significant visual impact.

4.5 Drainage Proposal

The Applicant had already complied with approval condition (a) regarding the submission of a drainage proposal (see **Appendix D**) and condition (b) regarding the provision of drainage facilities to the satisfaction of the Drainage Services Department (DSD) under the previous application (No. A/NE-TKLN/85). Peripheral 225mm U-channels and catchpits with sand traps are constructed to collect and divert surface runoff from the Application Site to the U-channel outside the southern boundary. The Applicant will maintain the existing drainage facilities on site.

4.6 Fire Service Installations Proposal

The FSIs proposal of the previous application has been approved by the FSD. To minimize fire hazards, the Applicant has already implemented the fire service installations (FSIs) (see **Site Photos**). The only outstanding matter is the provision of water supply by the WSD to enable the FSIs to operate to the satisfaction of the Fire Services Department (FSD). A revised FSIs proposal (see **Appendix E**) for the current application is submitted for approval by the FSD.

4.7 Environmental Consideration

The nature of the proposed use merely involves the storage of construction materials. To minimize the possible environmental nuisance, the Applicant will follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and undertake to provide the following mitigation measures:

- (a) No workshop activities will be conducted at the Application Site;
- (b) All stocks will be stored within the proposed enclosed warehouse;
- (c) The existing 2.5m high corrugated metal fencing will be maintained along the site boundary;
- (d) The operating hours will be restricted from 9 am to 7 pm on Mondays to Saturdays and there will be no operation on Sundays and public holidays; and
- (e) No more than 3 round trips by goods vehicles daily to minimize the traffic and noise impact.

5. Planning Justifications

5.1 Support the Construction Industry in Hong Kong

With the ongoing land resumption projects in the Northern Metropolis area, a significant number of operators in the construction industry have been or will be affected as their operation sites are resumed. The Applicant has already relocated their operations to the current Application Site, which is used as a warehouse for the storage of construction materials.

As announced in the recent Policy Address, it is anticipated that there will be an increasing number of development projects in the coming years, including public works for various New Development Areas, new public housing sites, and new transport systems. The Applicant has already relocated to the current Application Site, demonstrating cooperation in vacating their original site in Yuen Long South to facilitate Government development. As such, retaining operations at the current Application Site is reasonable and necessary. Approval of this application would allow the Applicant to sustain their business and continue contributing to Hong Kong's construction industry.

5.2 In Line with the Future Planning Intention of Northern Metropolis

With reference to the Northern Metropolis Action Agenda published in October 2023, the Application Site is within the "Boundary Commerce and Industry Zone", in which the area near the Heung Yuen Wai BCP is intended for modern logistics development and upgrading of traditional industries. The proposed development, which is to support the Applicant's business in terms of logistics arrangement of construction materials, would be in line with the future planning intention of logistics development of the area.

5.3 Not Contravene the Planning Intention of "REC" Zone

The Application Site falls within an area zoned "REC" on the Ta Kwu Ling North OZP No. S/NE-TKLN/2. In view of the surrounding developments of the Application Site, which will be occupied by the recently approved warehouses, open storage yards and logistics centres, the planning intention of the "REC" zone has not been materialized. It should also be noted that there is no known long-term recreational development at the Application Site or its surrounding area within the

applied planning period. Additionally, the proposed development is a temporary use which would not jeopardize the long-term planning intention of “REC” zone.

5.4 Similar Application Approved within the Same “REC” Zone

As mentioned in Section 3.3, four applications of similar warehouse uses (No. A/NE-TKLN/86, 114, 116 and 123) within the same “REC” zone of the Ta Kwu Ling North OZP has been approved by the Board in recent years. The approval of these applications indicates that the subject locality is receptive to warehouse/logistics uses, which aligns with the future planning intention for the area under the Northern Metropolis Action Agenda. The proposed development, being of a similar temporary warehouse nature, is therefore considered tolerable by the Board.

5.5 Optimization of Valuable Land Resources

The Application Site is currently occupied by the proposed warehouse. The proposed development provides an interim solution to maximize land utilization on the Application Site rather than leaving the Application Site idle and deteriorating. The proposed development would take full advantage of the location and the exceptional physical state of the Application Site i.e. direct access to Lin Ma Hang Road with close proximity to Heung Yuen Wai BCP for transportation of construction materials to and from Mainland China. The proposed development is considered fully commensurate with its local geographical setting and ideal to attain utmost land use maximization without inflicting undesirable impacts on the environment.

5.6 Not Incompatible with Surrounding Land Uses

The proposed development is considered not incompatible with the surrounding land uses. The area surrounding the Application Site currently comprises scattered temporary structures, open storage and unused vacant land. On 6.2.2026, the Board approved a site with the area of 123,320 sq.m. to the southeast of the Application Site for a temporary logistic centre, warehouse (excluding dangerous goods godown) and container vehicle park with ancillary facilities was approved by the Board (Application No. A/NE-TKLN/116). Similar applications have been approved to the north and south of the Application Site, and the future landscape of this area will change. Taking into account the mitigation measures proposed by the Applicant, including operating within the enclosed warehouse and restricting operation hours, the proposed development could coexist well with all the surrounding land uses without having an adverse environmental impact. As the proposed development is considered not incompatible with other developments/facilities in the adjacent areas in terms of the nature and scale of use, approval of the application would therefore not result in any interface problems with the surrounding areas.

5.7 Unexpected Delay in Compliance with Approval Conditions

The Applicant had complied with approval conditions (a), (b) and (e) of the previous application (Application No. A/NE-TKLN/85). However, compliance with approval condition (d) was hindered due to unexpected delays in the processing of the water supply connections by the WSD. Given the Applicants' genuine efforts to fulfil the approval conditions mentioned in this planning statement, the Applicants seek sympathetic consideration from the Board in approving this application.

5.8 No Adverse Traffic Impact

The Application Site is directly accessible via Lin Ma Hang Road and no more than 3 round trips daily will be made by goods vehicles to/from the Application Site. Most of the vehicles will enter to/get out of the Application Site at non-peak hours (between 10am – 4pm). Thus, it is anticipated that traffic generated by the proposed development to Lin Ma Hang Road will be very minimal and not be overloaded should the application be approved. In addition, sufficient space has been reserved at the southern portion of the Application Site for loading/unloading and vehicular manoeuvring, and traffic management measures have already been implemented. As such, there will be no need for goods vehicles to queue outside the Application Site under any circumstances.

5.9 No Adverse Environmental Impacts on the Surrounding Areas

As reiterated in Section 4.7, the proposed warehouse will only be used solely for the storage of construction materials, with all operations confined to the enclosed space. No workshop activities will take place on the Application Site and relevant mitigation measures have been implemented to minimize potential environmental impacts on the surrounding areas. In addition, operating hours will be restricted from 9am to 7pm. The proposed development is unlikely to have a significant adverse environmental impact on the surrounding areas.

As the surrounding area is characterized by various rural and storage uses, and as the proposed storage use will be confined within an enclosed structure, no adverse environmental impact on the surrounding area is anticipated.

5.10 No Adverse Drainage Impact

As drainage facilities had already been implemented under the previous application (No. A/NE-TKLN/85), 225mm U-channels and catchpits with sand traps were used to collect and divert surface runoff from the Application Site to the U-channel located outside the southern boundary along Lin Ma Hang Road. As the Applicant will maintain the existing drainage facilities, no adverse drainage impact is anticipated.

5.11 No Creation of Undesirable Precedent

Having realized the Board is entitled to consider planning applications, there may be concerns about setting an undesirable precedent by approving the current application. The proposed development is an exceptional case which is justified on the demand for relocation of warehouse due to land resumption to support the construction industry in Hong Kong. The proposed development at the Application Site would be able to support the construction industry, especially with the increasing development projects in Hong Kong in the coming years. Therefore, it is proposed that the permission is only given to the development under this application.

As the Board will consider each planning application on its individual merits, which in a sense, physical states of and surrounding the Application Site are always assessed individually and differently even if they are of similar nature. Approving the current application should therefore not entail to the approval of other similar applications under any circumstances.

6. Conclusion

The Application Site is located within the “REC” zone on the approved Ta Kwu Ling North OZP. The Applicant, who was previously operating at Shan Ha Tsuen in Yuen Long, has already relocated their operations to the Application Site in response to the Government’s resumption of land for the Second Phase Development of the Yuen Long South Development Area. This demonstrates the Applicant’s cooperation in vacating their former site to facilitate the government project.

Under the previous application (No. A/NE-TKLN/85), the Applicant had already complied with most of the approval conditions, including (a) the submission of a drainage proposal, (b) the provision of drainage facilities to the satisfaction of the DSD, and (e) the implementation of traffic management measures. Regarding condition (d), which relates to the implementation of FSIs, the Applicant has already completed the construction of the FSIs, and the only outstanding matter is the water supply connection from the WSD.

Due to the limited availability of suitable relocation sites, the Applicant has relocated their operations to the Application Site. This site is the most practical option due to its locational advantages, compatibility with surrounding land uses, and readiness for warehouse operations. Various mitigation measures have been implemented to ensure that the warehouse use at the Application Site will not have adverse impact on the surrounding environment. As the Applicant has already invested in relocation and lacks the financial means to move again, approval of this application is both reasonable and necessary to sustain their business.

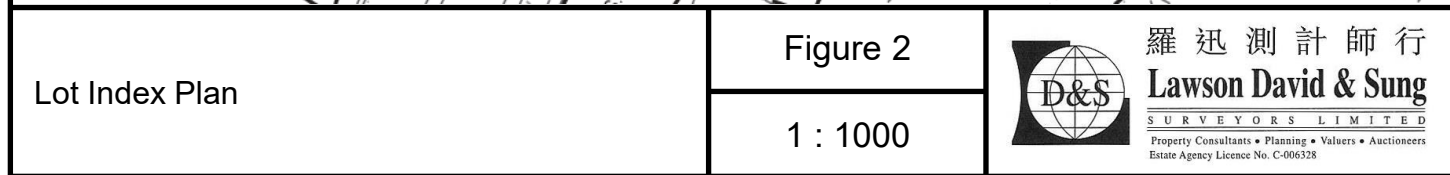
Despite the fact that the Application Site falls within the “REC” zone, the planning intention of “REC” zone is unlikely to be materialized, as there are no long-term plans for recreational development in the area. In contrast, the proposed interim development at the Application Site is not deemed unsuitable for temporary use. Furthermore, rather than the Application Site being underutilized, the proposed development would encourage the optimization and revitalization of its land use whilst contributing to Hong Kong’s construction industry.

In light of the justifications presented in this planning statement, it is respectfully submitted that the Board and the relevant government departments will approve this application for a period of 3 years.

Lawson David & Sung Surveyors Ltd.
July 2026

Figures

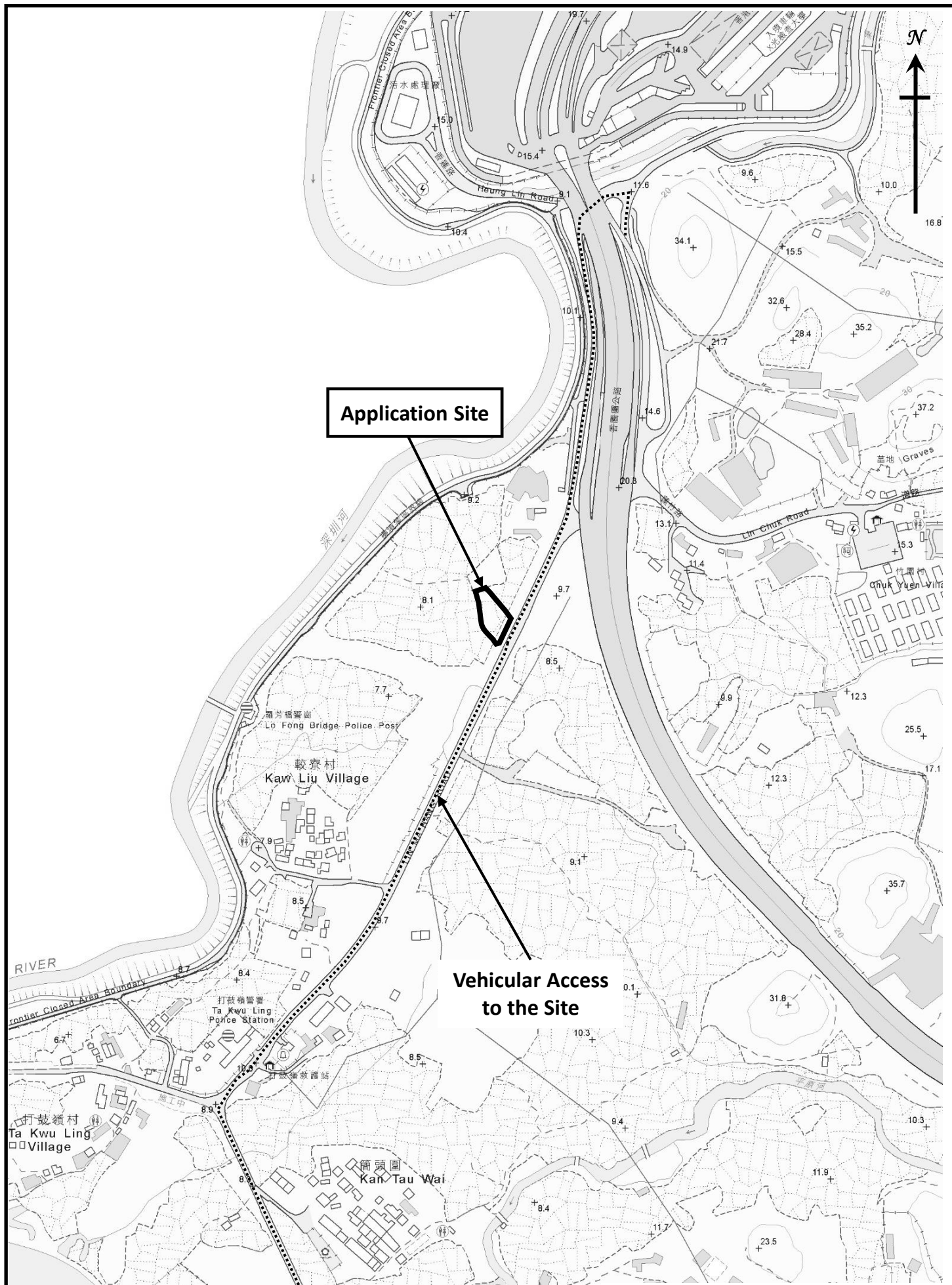
- Figure 1 Location Plan
- Figure 2 Lot Index Plan
- Figure 3 Vehicular Access to the Site
- Figure 4 Indicative Layout Plan
- Figure 5 Traffic Management Measures



1 : 1000



羅迅測計師行
Lawson David & Sung
SURVEYORS LIMITED
Property Consultants • Planning • Valuers • Auctioneers
Estate Agency Licence No. C-006328



Vehicular Access to the Application Site

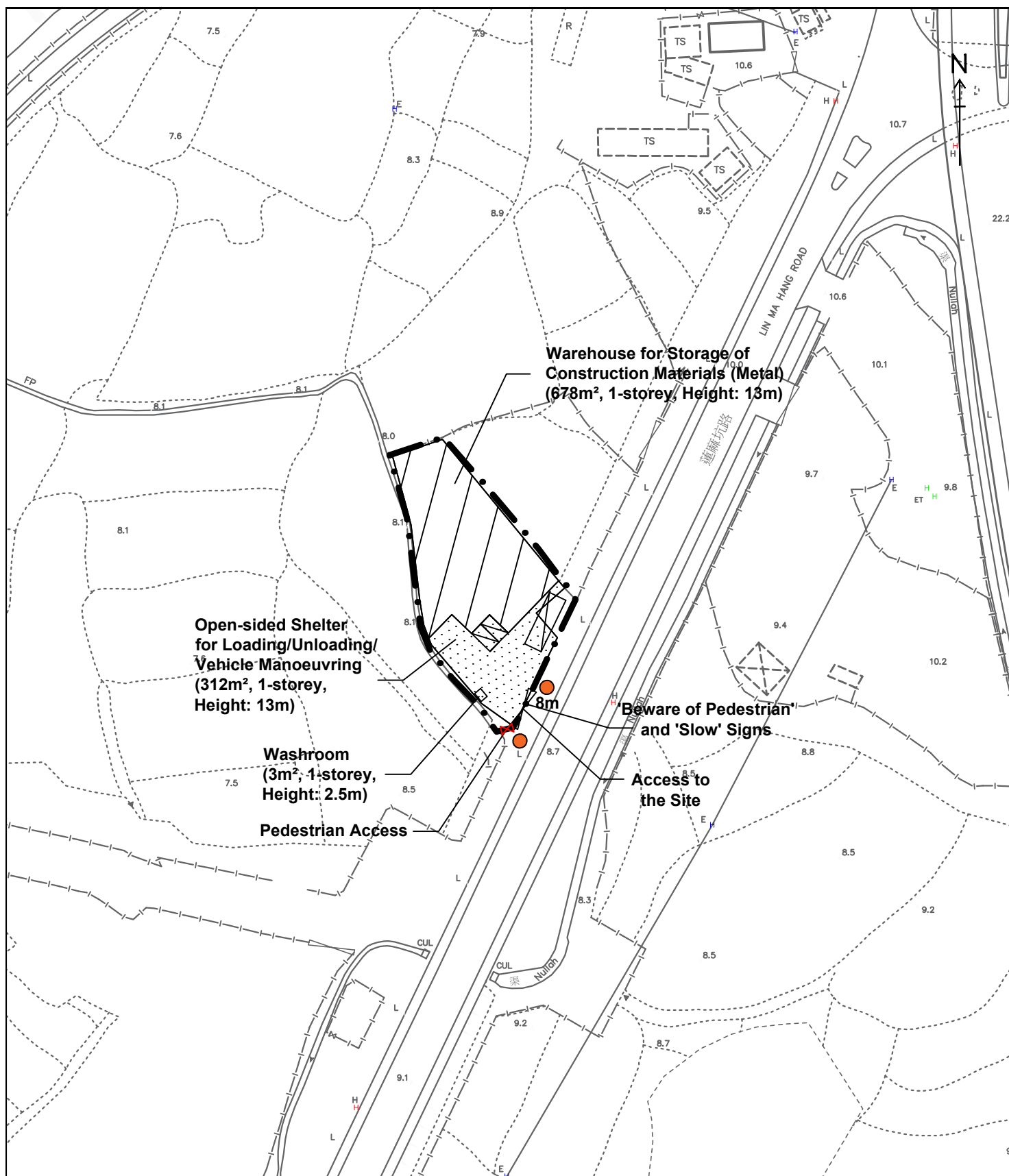
Figure 3

1 : 5000



羅迅測計師行
Lawson David & Sung

SURVEYORS LIMITED
Property Consultants • Planning • Valuers • Auctioneers
Estate Agency Licence No. C-006328



Legend:

- Application Site (about 1,105 sq.m.)
- Warehouse for Storage of Construction Materials (Metal)
- Loading/Unloading Space for Medium Goods Vehicle (3.5m x 11m) (1 no.)
- Parking Spaces for Staff/Visitors (2.5m x 5m) (2 nos.)
- Revolving Lantern

For Identification Purpose

Traffic Management Measures

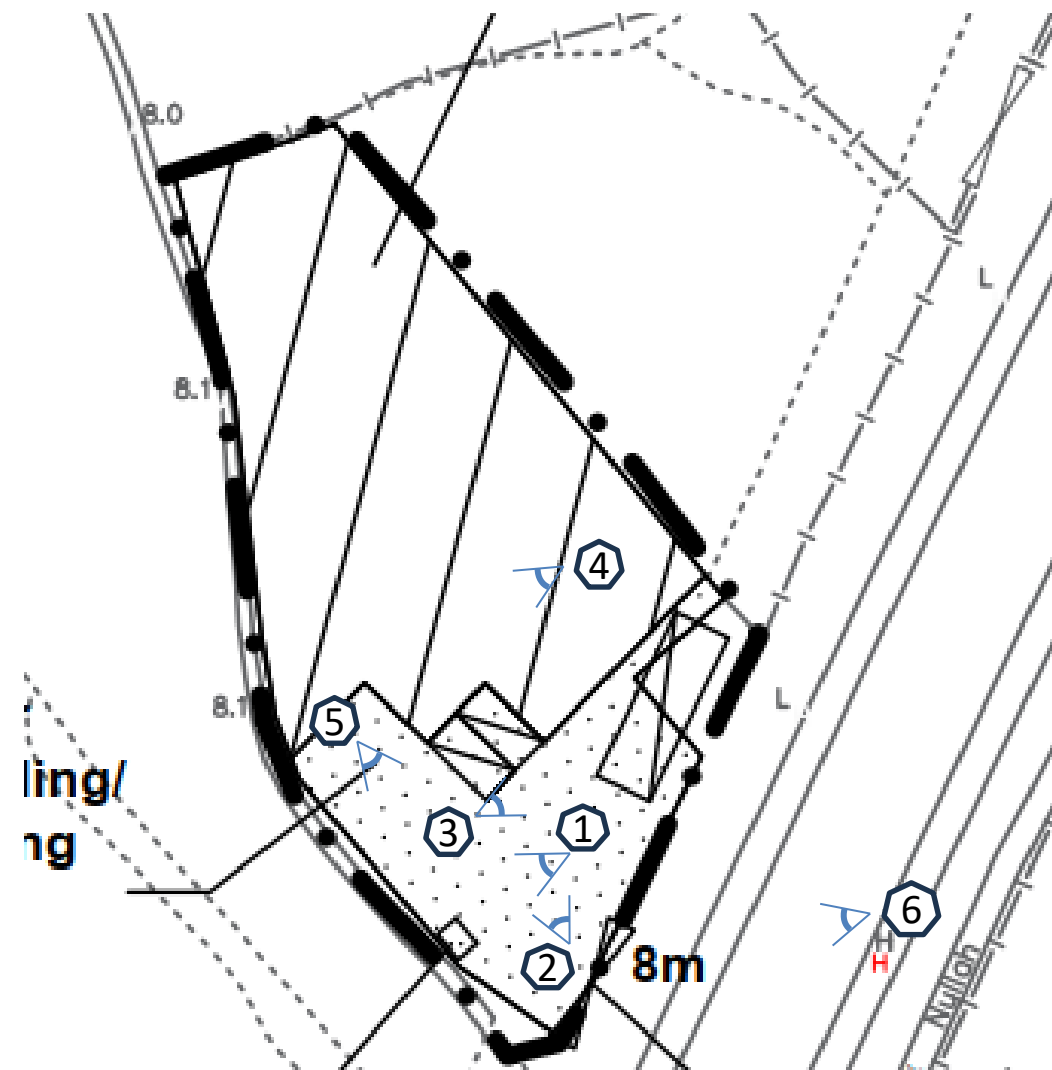
Figure 5

Scale 1:1000



羅迅測計師行
Lawson David & Sung
 SURVEYORS LIMITED
 Property Consultants • Planning • Valuers • Auctioneers
 Estate Agency Licence No. C-006328

Site Photos



Legend:

-  Viewpoint of the Photo
-  Photo No.



Existing Condition of the Application Site

Site Photos



羅迅測計師行
Lawson David & Sung
 SURVEYORS LIMITED
 Property Consultants • Planning • Valuers • Auctioneers
 Estate Agency Licence No. C-006328

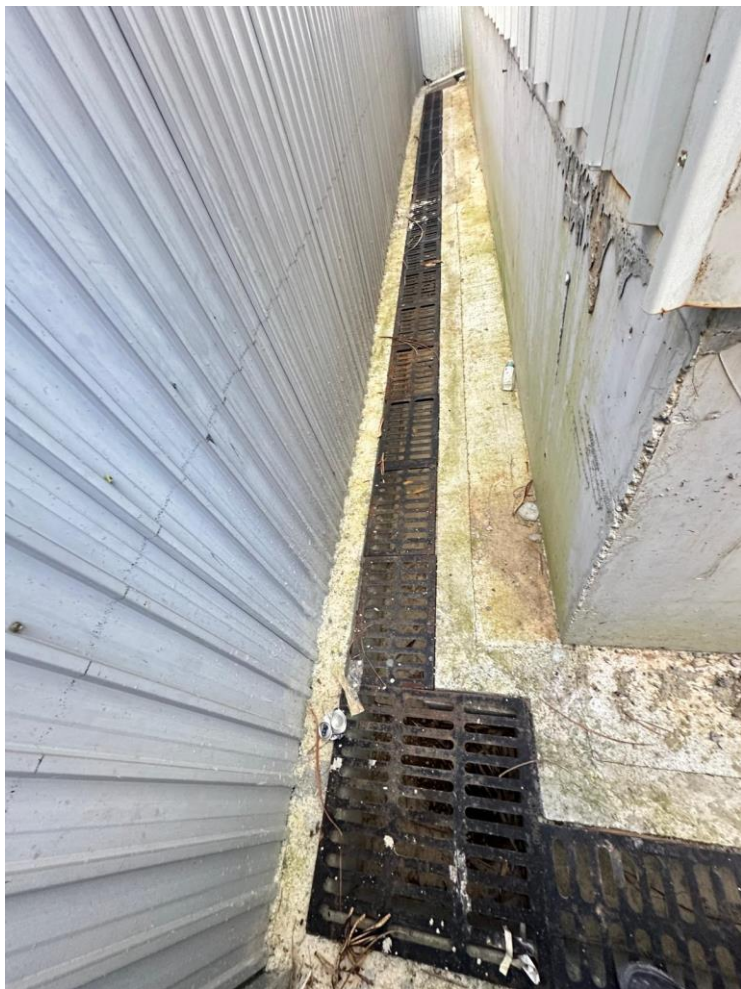


Fire Service Installations within the Application Site

Site Photos



羅迅測計師行
Lawson David & Sung
SURVEYORS LIMITED
Property Consultants • Planning • Valuers • Auctioneers
Estate Agency Licence No. C-006328



Drainage Facilities Provided within the Application Site

Site Photos



羅迅測計師行
Lawson David & Sung
SURVEYORS LIMITED
Property Consultants • Planning • Valuers • Auctioneers
Estate Agency Licence No. C-606328



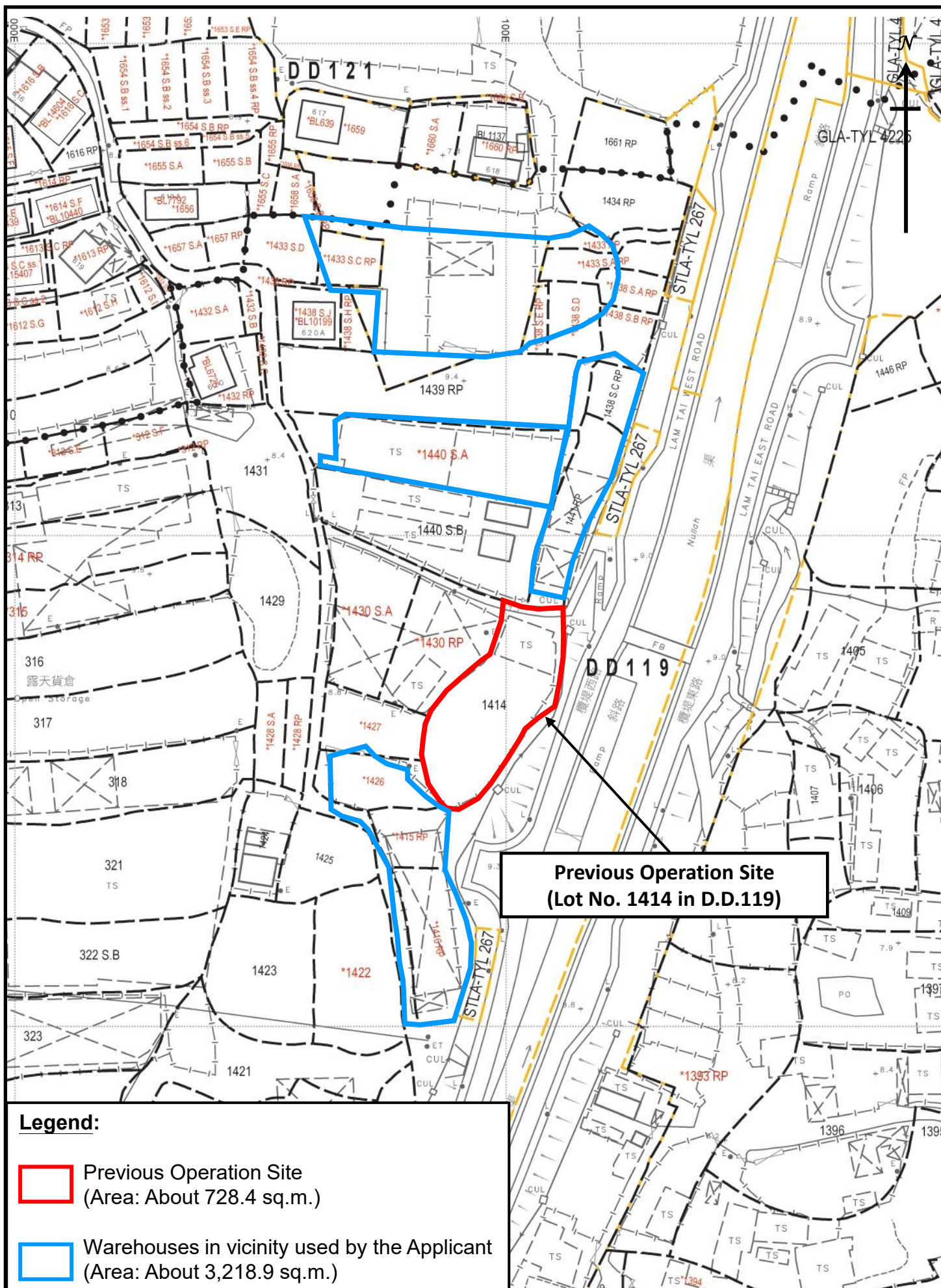
Road signs at the entrance



Revolving lights at the entrance

Appendix A

Location Plan of Previous Operation



Legend:

- Previous Operation Site
(Area: About 728.4 sq.m.)
- Warehouses in vicinity used by the Applicant
(Area: About 3,218.9 sq.m.)

Location Plan of Previous Operation Site at
Sha Ha Tsuen

Appendix A

Not to scale



羅迅測計師行
Lawson David & Sung
SURVEYORS LIMITED
Property Consultants • Planning • Valuers • Auctioneers
Estate Agency Licence No. C-006328

Appendix B

Compliance letters for the Approval Conditions under Application
No. A/NE-TKLN/85

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North
District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號	Your Reference	LDS/PLAN/7007
本署檔號	Our Reference	() in TPB/A/NE-TKLN/85
電話號碼	Tel. No. :	2158 6220
傳真機號碼	Fax No. :	2691 2806

By Email and Fax

Lawson David & Sung Surveyors Ltd.

27 February 2025

(Attn.: Cannis LEE)

Dear Sir/Madam,

**Proposed Temporary Warehouse (Storage of Building Materials and Metal)
for a Period of 3 Years in “Recreation” Zone, Lots 1364 S.B RP and
1364 S.B ss.1 RP in D.D. 78, Lin Ma Hang Road, Ta Kwu Ling North
(Compliance with Approval Condition (a) for Planning Application No. A/NE-TKLN/85)**

I refer to your submission dated 11.2.2025 for compliance with approval condition (a) in relation to the submission of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board under the captioned planning application.

The Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. Wilson TAI; Tel.: 2300 1693) has been consulted and considered that approval condition (a) has been complied with. Her advisory comments are attached at **Appendix I** for your reference. Please proceed to implement the accepted drainage proposal for compliance with approval condition (b).

Should you have any other queries related to planning matters, please contact Mr. Timothy WU of this Office at 2158 6031.

Yours faithfully,

(Rico TSANG)
for Director of Planning



規劃署35周年
Planning Department 35th Anniversary

劃出更多可能 · 創造無限機遇
Planning a Future of Boundless Opportunities

Appendix I

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)
(Contact person: Mr. Wilson TAI; Tel. No.: 2300 1693):

- (i) the applicant should be advised that the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to accommodate all discharge water collected from his lot and all upstream catchments. The applicant shall effect any subsequent upgrading of these proposed works and the downstream drainage systems whenever necessary;
- (ii) the cover levels of proposed u-channels and catch pits should be flush with the adjoining ground level;
- (iii) the applicant should check and ensure that the existing drainage system to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the subject lot. He should also ensure that the flow from this site will not overload the existing drainage system;
- (iv) the applicant is reminded that where walls are erected or kerbs are laid along the boundary of the site, peripheral channels should be provided on both sides of the walls or kerbs with details to be agreed by DSD;
- (v) the existing discharge location to which the applicant proposed to discharge the stormwater from the subject site is not maintained by DSD. The applicant should identify the owner of the existing discharge location to which the proposed connection will be made and obtain agreement from the owner prior to commencement of proposed works;
- (vi) the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the subject site any time during or after the works;
- (vii) the proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the applicant at his own expense;
- (viii) for works to be undertaken outside the lot boundary, the applicant should obtain prior agreement from District Lands Officer/North, Lands Department and/or relevant private lot owners;

- (ix) the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
- (x) the applicant should construct and maintain the proposed drainage works properly and rectify the system if it is found to be inadequate or ineffective during operation;
- (xi) as usual, the Government should be empowered to inspect conditions of the private drainage system and to enforce its cleansing by the owners, if necessity arises (e.g. upon receipt of complaints); and
- (xii) the existing drainage facilities, watercourse, river, channel and the like should not be affected and obstructed by the construction materials, waste or debris from the proposed development.

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North
District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference LDS/PLAN/7007

本署檔號 Our Reference () in TPB/A/NE-TKLN/85

電話號碼 Tel. No. : 2158 6220

傳真機號碼 Fax No. : 2691 2806

By Email and Fax ()

Lawson David & Sung Surveyors Ltd.

3 October 2025

(Attn.: Cannis LEE)

Dear Sir/Madam,

**Proposed Temporary Warehouse (Storage of Building Materials and Metal)
for a Period of 3 Years in “Recreation” Zone, Lots 1364 S.B RP and
1364 S.B ss.1 RP in D.D. 78, Lin Ma Hang Road, Ta Kwu Ling North
(Compliance with Approval Condition (b) for Planning Application No. A/NE-TKLN/85)**

I refer to your submission dated 18.9.2025 for compliance with approval condition (b) in relation to the provision of drainage facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board under the captioned planning application.

The Chief Engineer/Mainland North, Drainage Services Department (Contact person: Mr. Wilson TAI; Tel.: 2300 1693) has been consulted and considered that approval condition (b) has been complied with.

Should you have any other queries related to planning matters, please contact Mr. Timothy WU of this Office at 2158 6031.

Yours faithfully,

(Rico TSANG)
for Director of Planning



規劃署35周年
Planning Department 35th Anniversary

劃出更多可能 · 創造無限機遇
Planning a Future of Boundless Opportunities

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North
District Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號	Your Reference	LSD/PLAN/7007
本署檔號	Our Reference	() in TPB/A/NE-TKLN/85
電話號碼	Tel. No. :	2158 6220
傳真機號碼	Fax No. :	2691 2806

By Email and Fax

Lawson David & Sung Surveyors Ltd.

13 October 2025

(Attn.: Cannis LEE)

Dear Sir/Madam,

**Proposed Temporary Warehouse (Storage of Building Materials and Metal)
for a Period of 3 Years in "Recreation" Zone, Lots 1364 S.B RP and
1364 S.B ss.1 RP in D.D. 78, Lin Ma Hang Road, Ta Kwu Ling North
(Compliance with Approval Condition (e) for Planning Application No. A/NE-TKLN/85)**

I refer to your submission dated 10.9.2025 for compliance with approval condition (e) in relation to the implementation of the traffic management measures to the satisfaction of the Commissioner for Transport or of the Town Planning Board under the captioned planning application.

The Commissioner for Transport (Contact person: Mr. TAM Kam-fai; Tel.: 2399 2405) has been consulted and considered the approval condition (e) has been complied with.

Should you have any other queries related to planning matters, please contact Mr. Timothy WU of this Office at 2158 6031.

Yours faithfully,

(Rico TSANG)
for Director of Planning



規劃署35周年
Planning Department 35th Anniversary

劃出更多可能 · 創造無限機遇
Planning a Future of Boundless Opportunities

b.c.c.

C for T

(Attn.: Mr. TAM Kam-fai)

Fax No. 2381 3799

Internal

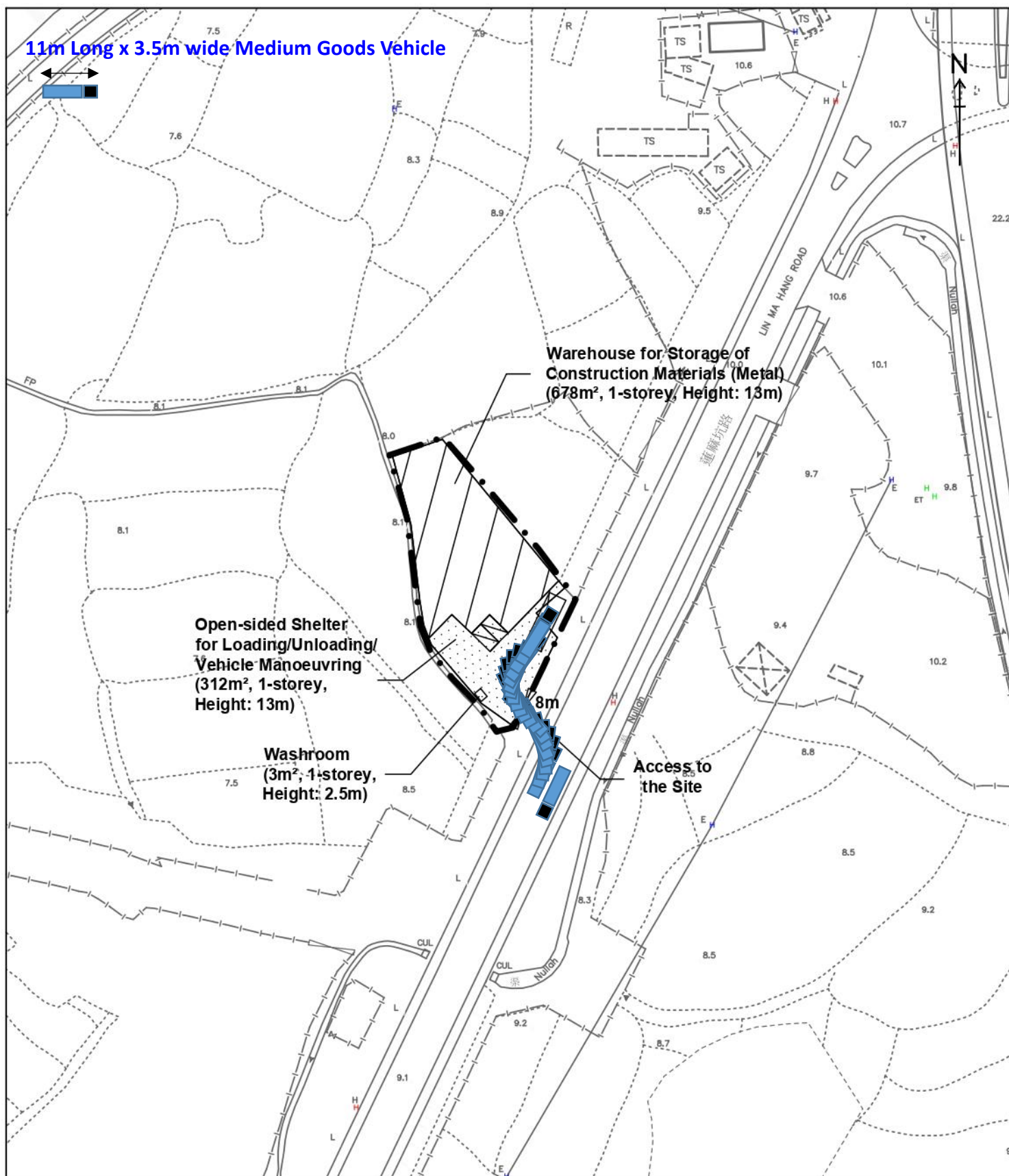
CTP/TPB(1)

Site Record

RT/IW/TW/BC/bc

Appendix C

Swept Path Analysis



Legend:

- Application Site (about 1,105 sq.m.)
- Warehouse for Storage of Construction Materials (Metal)
- Loading/Unloading Space for Medium Goods Vehicle (3.5m x 11m) (1 no.)
- Parking Spaces for Staff/Visitors (2.5m x 5m) (2 nos.)

For Identification Purpose

Swept Path Analysis 1

Ingress route from the northbound of Lin Ma Hang Road

Scale 1:1000

Drawing No. LMH 01A

Appendix D

Approved Drainage Proposal under Application No. A/NE-TKLN/85

Drainage Design for the site at DD78

Lin Ma Hang Road

DSD - STORMWATER DRAINAGE MANUAL

7.5.2 Rational Method

$$Q_p = 0.278CiA$$

where Q_p = peak runoff in m^3/s

C = runoff coefficient (dimensionless)

i = rainfall intensity in mm/hr

A = catchment area in km^2

In Hong Kong, a value of $C = 1.0$ is commonly used in developed urban areas. In less developed areas, appropriate C values in order to ensure that the design would be fully cost-effective.

Surface Characteristics Runoff coefficient, C^*

Asphalt	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Grassland (heavy soil**)	
Flat	0.13 - 0.25
Steep	0.25 - 0.35
Grassland (sandy soil)	
Flat	0.05 - 0.15
Steep	0.15 - 0.20

The surface of the site will be covered by Asphalt, the C should be 0.85 (Mid value)

6.6.1 Village Drainage and Main Rural Catchment Drainage Channels

‘Village Drainage’ refers to the local stormwater drainage system within a village. A stormwater drain conveying stormwater runoff from an upstream catchment but happens to pass through a village may need to be considered as either a ‘Main Rural Catchment Drainage Channel’ or ‘Village Drainage’, depending on the nature and size of the upstream catchment. In any case, the impact of a 50-year event should be assessed in the planning and design of village drainage system to check whether a higher standard than 10 years is justified. 50 Years is used.

Table 2d – Intensity-Duration-Frequency (IDF) Relationship of North District Area
for durations not exceeding 240 minutes

Duration (min)	Extreme Intensity x (mm/h) for various Return Periods						
	T(year)						
	2	5	10	20	50	100	200
240	28.5	37.7	43.4	48.6	54.9	59.4	63.6
120	42.2	54.7	62.5	69.6	78.4	84.7	90.8
60	61.0	75.7	84.3	92.0	101	108	114
30	84.0	100	110	118	128	135	142
15	106	127	139	150	163	173	182
10	119	141	155	168	184	196	208
5	138	161	177	193	216	234	254

i (rainfall intensity) = 101mm/hr (Duration of 60min is used)

$$Q_p = 0.278CiA$$

C = 0.85 (Asphalt)(mid value) (Application Site)

C = 0.15 (Grass Land (Sandy Soil) (Adjacent Area)

i = 92 mm/hr

A = 1,105² (0.001105km²) (Application Site)

+ 1,105m² (0.001105km²) (Adjacent Area = 100% of Application Site)

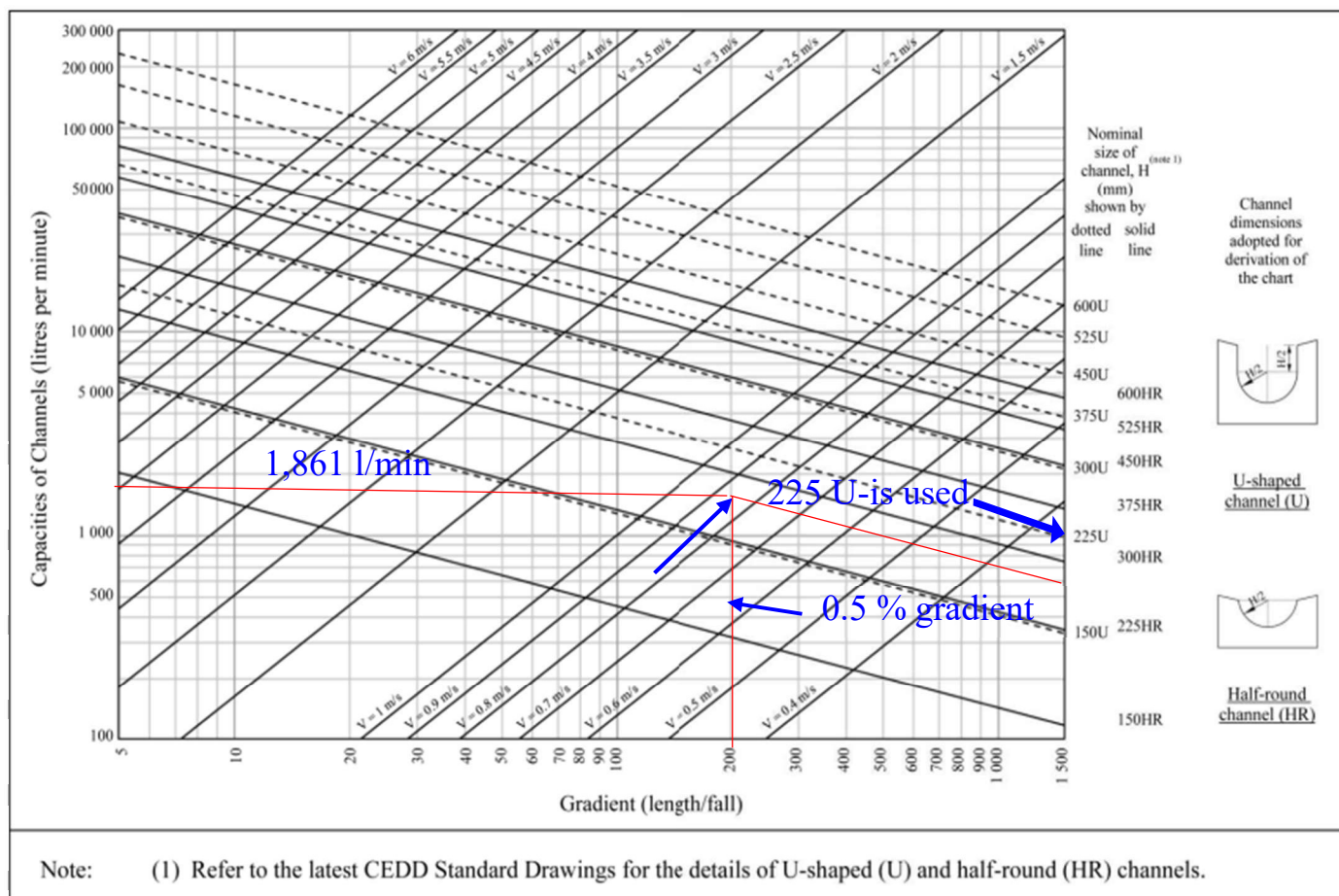
$$Q_p = 0.278 \times 101 \times ((0.85 \times 0.001105) + (0.15 \times 0.001105))$$

$$Q_p = 0.0310 \text{ m}^3/\text{s} \text{ or } 1,861 \text{ l/min}$$

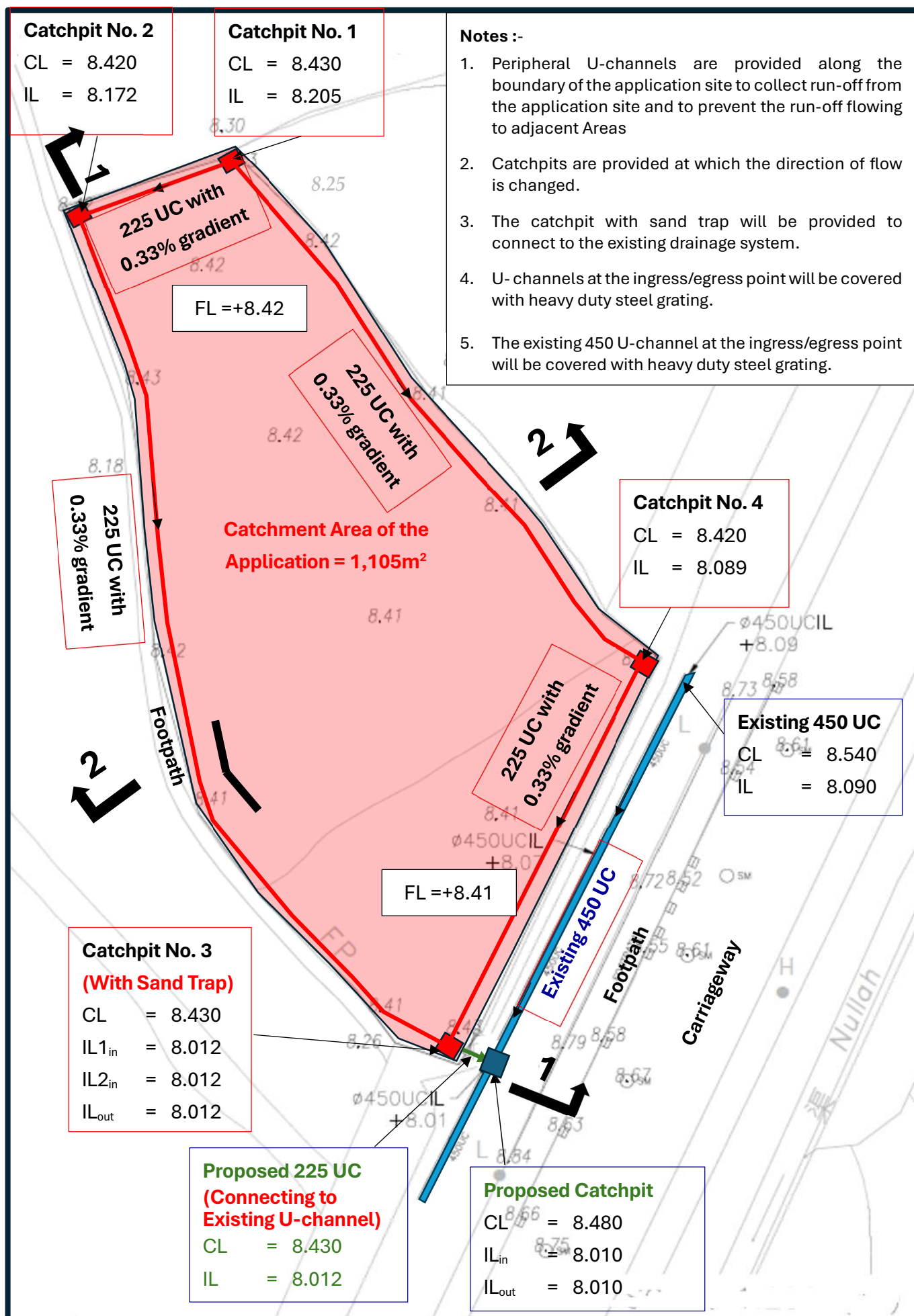
For conservative calculations, all catchment areas are combined for all U-Channels.

GEO Technical Guidance Note No. 43 (TGN 43) Guidelines on Hydraulic Design of U-shaped

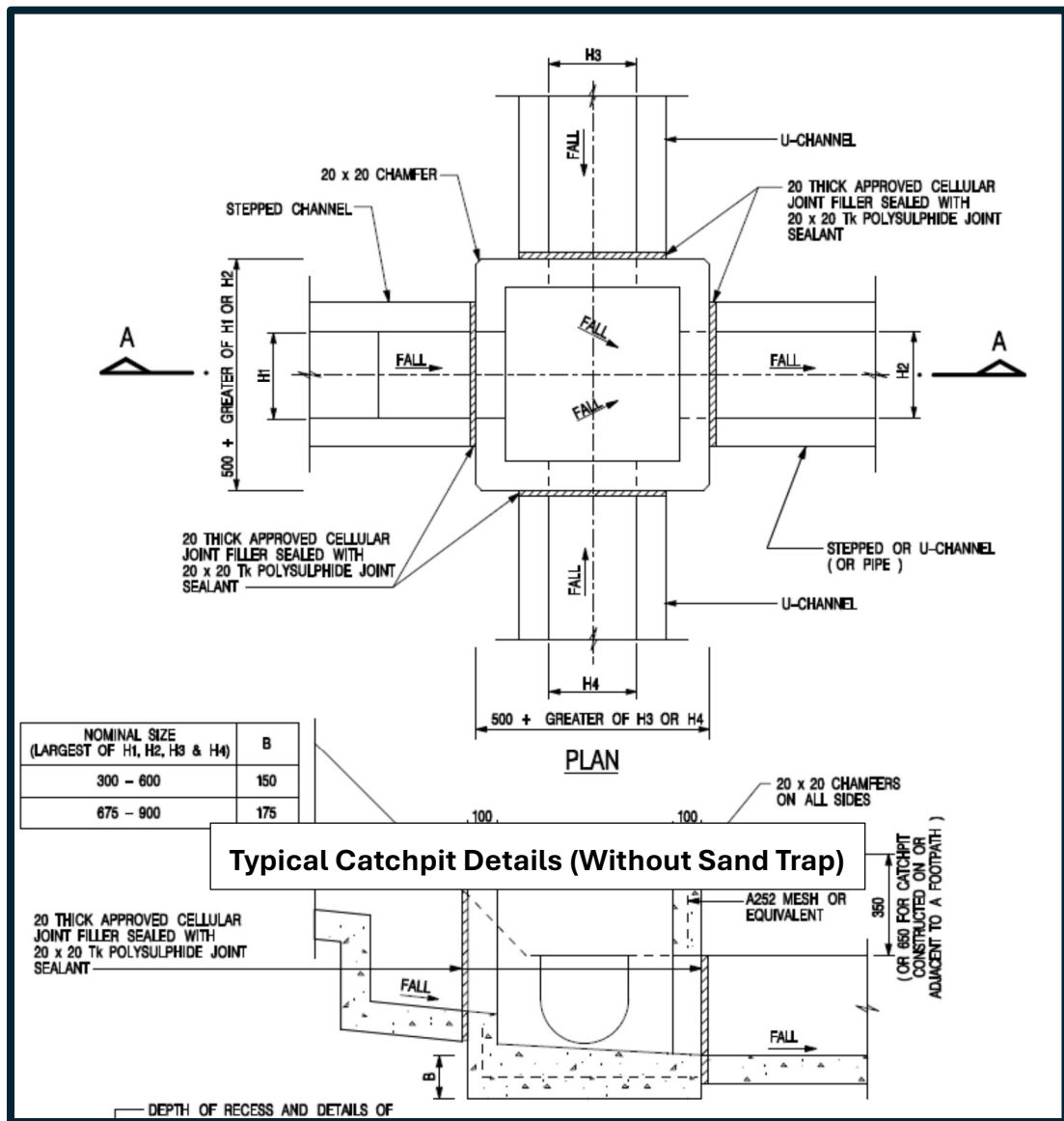
Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



For 1,861 l/min, 225 U-channel is used.



Drainage Plan



Typical Catchpit Details (Without Sand Trap)



Typical Steel Grating on existing U-channels

Appendix E

Fire Service installations Proposal

