

RNTPC Paper No. A/YL-PS/753
For Consideration by
the Rural and New Town
Planning Committee
on 20.6.2025

APPLICATION FOR RENEWAL PLANNING APPROVAL
FOR TEMPORARY USE
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PS/753

- Applicant** : Long Tin Carpark Management Limited represented by KTA Planning Limited
- Site** : Lots 120 (Part), 121 (Part), 122 (Part), 246 RP (Part), 247, 248 S.A, 248 S.B, 248 RP (Part), 249 RP, 250 RP and 254 RP in D.D. 122, Ping Shan, Yuen Long
- Site Area** : About 13,425 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20
- Zoning** : “Comprehensive Development Area” (“CDA”)
[restricted to a maximum building height of 3 storeys including car park and a maximum plot ratio of 0.4]
- Application** : Renewal of Planning Approval for Temporary Logistics Centre for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks renewal of planning approval for temporary logistics centre for a period of three years at the application site (the Site) (**Plan A-1a**) zoned “CDA” on the OZP. According to the covering Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). The Site is currently occupied by the applied uses with valid planning permission under application No. A/YL-PS/659 until 24.6.2025 (**Plans A-1b, 4a and 4b**).
- 1.2 The Site with ingress and egress at the northern part is accessible via a local track from Yung Yuen Road (**Drawing A-1, Plans A-2 and A-3**). According to the applicant, seven structures with a total floor area of about 11,103 m² are erected within the Site, including five single-storey structures (not exceeding 2.5 to 10m in height) for logistic centre, pump room, water tank and site office uses, as well as two two-storey structures (not exceeding 3.5 to 7m in height) for guard room and site office uses. Five loading/unloading

(L/UL) spaces for medium/heavy goods vehicles, 10 L/UL spaces for container vehicles and four private car parking spaces are provided. No vehicle repairing, dismantling or other workshop activity at the Site. The operation hours are 7:00 a.m. to 11:00 p.m. from Mondays to Saturdays and there will be no operation on Sundays and public holidays. The layout plan with vehicular access, landscape plan and as-built drainage plan submitted by the applicant are at **Drawings A-1 to A-3** respectively.

1.3 The Site was involved in 10 previous applications including three applications for logistic centre use which were approved by the Rural and New Town Planning Committee (the Committee) of the Board between 2016 and 2022. Compared with the last application (No. A/YL-PS/659), the current application is submitted by the same applicant for the same use at the same site with the same layout and development parameters.

1.4 In support of the application, the applicant has submitted the following documents:

- (a) Application Form received on 2.5.2025 (Appendix I)
- (b) Supplementary Planning Statement (SPS) (Appendix Ia)
- (c) Further information (FI) received on 11.6.2025 (Appendix Ib)
[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 SPS and FI at **Appendices Ia and Ib**. They can be summarised as follows:

- (a) The Site has previously been granted with three planning permissions for the same use since 2016 and there has been no major change in planning circumstances since the last approval.
- (b) The current application has the same use development parameters, layout and operation hours as the last approved application No. A/YL-PS/659, and all approval conditions imposed under the last planning permission had been complied with.
- (c) The current application conforms to the Town Planning Board Guidelines on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No. 34D) and for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G).
- (d) The applied use is not incompatible with the surrounding land uses and the temporary nature will not jeopardise the long-term planning intention of the “CDA” zone.

- (e) The applied use would generate minimal traffic, environmental, noise, visual, landscape and drainage impacts to its surrounding and the drainage facilities and fire services installations at the Site are well-maintained.

3. **Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is not a “current land owner” but 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 publishing notices on local newspapers and sending notice to the Ping Shan Rural Committee by registered mail. Detailed information would be deposited at the meeting for Members’ inspection.

4. **Town Planning Board Guidelines**

- 4.1 The Town Planning Board Guidelines for ‘Application for Open Storage and Port Back-up Uses’ (TPB PG-No. 13G) promulgated on 14.4.2023 is relevant to the application. The Site falls within Category 2 areas under the revised Guidelines. Relevant extract of the Guidelines is attached at **Appendix II**.
- 4.2 The Town Planning Board Guidelines on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No. 34D) is relevant to the application. The relevant assessment criteria are at **Appendix III**.

5. **Background**

The Site is not subject to any planning enforcement action.

6. **Previous Applications**

- 6.1 The Site was, in whole or in part, involved in 10 previous applications (No. A/YL-PS/26, 55, 126, 196, 206, 344, 439, 514, 586 and 659) for temporary vehicle parks and temporary logistics centre uses. Details of the previous applications are summarised at **Appendix IV** and their boundaries are shown on **Plan A-1b**.

Approved Applications

- 6.2 Applications No. A/YL-PS/26, 55, 206¹, 344 and 439 for temporary car park for container vehicle/trailer, lorry and/or private car were approved by the Committee/allowed by the Appeal Board Panel (Town Planning) for a period of 12 months, two years and three years respectively between 1998 and 2014. The considerations of these applications are not relevant to the

¹ The Site was previously zoned “Undetermined” (“U”) from 1996 to 2010 before it was rezoned to “CDA” in 2010.

current application which involves a different applied use.

- 6.3 Applications No. A/YL-PS/514, 586 and 659 for temporary logistics centre for a period of three years was approved by the Committee between 2016 and 2022 on the considerations that the applied uses were generally in line with the then TPB PG-No. 13E (or its later versions); not being incompatible with the surrounding areas; not jeopardising the long-term development of the area; and the departmental concerns could be addressed by imposing approval conditions. All the time-limited approval conditions of the last application (No. A/YL-PS/659) have been complied with and the planning permission is valid until 24.6.2025.

Rejected Applications

- 6.4 Applications No. A/YL-PS/126 and 196 covering a larger site area for temporary container trailer, lorry and private car park uses were rejected by the Committee in 2002 and 2004 respectively when the Site was zoned “U”¹. Their considerations are not relevant to the current application which involves a different applied use.

7. Similar Applications

There are two similar applications (No. A/YL-PS/633 and 706) covering one same site for temporary logistics centre with other uses within the same “CDA” zone in the past five years. Both applications were approved by the Committee mainly on similar considerations as those mentioned in paragraph 6.3 above. Details of the similar applications are summarised at **Appendix V** and their locations are shown on **Plan A-1a**.

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

- 8.1 The Site is:

- (a) currently occupied by the applied use with valid planning permission; and
- (b) accessible via a local track leading to Yung Yuen Road (**Plans A-2 and A-3**);

- 8.2 The surrounding areas have the following characteristics (**Plan A-2**):

- (a) comprise predominantly shop and services, warehouse, open storage/storage yards, vehicle parks intermixed with residential dwellings, car servicing, electricity substation, unused land and vacant land. Some shop and services uses, warehouse and vehicle parks are covered with valid planning permissions while some other uses are suspected unauthorized developments (UDs) subject to planning enforcement action; and

- (b) to the immediate north is the Mass Transit Railway Tuen Ma Line Viaduct.

9. Planning Intention

The planning intention of “CDA” zone is intended for comprehensive development/redevelopment of the area for residential use with commercial, open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

10. Comments from Relevant Government Departments

- 10.1 Apart from the government department as set out in paragraph 10.2 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 are provided in **Appendices VI** and **VII** respectively.

- 10.2 The following government department does not support the application:

Environment

10.2.1 Comments of the Director of Environmental Protection (DEP):

- (a) he does not support the application according to the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (“COP”) as the development involves traffic of heavy vehicles, and there are residential buildings in the vicinity. Environmental nuisance is expected;
- (b) no environmental complaint concerning the Site has been received in the past three years; and
- (c) should the application be approved, the applicant shall be advised to follow the relevant mitigation measures and requirements in the latest COP.

11. Public Comment Received During the Statutory Publication Period

On 9.5.2025, the application was published for public inspection. During the statutory public inspection period, no public comment was received.

12. Planning Considerations and Assessments

- 12.1 The application is for renewal of the planning approval for temporary logistics centre for a period of three years. Although the applied use is not in line with the planning intention of the “CDA” zone, there is no known development proposal at the Site. Besides, the Site falls within the study area of the potential public housing development at Ping Shan North (PSN). In this regard, Project Team Leader/Housing, Civil Engineering Office, Civil Engineering and Development Department (PTL/H, CEO, CEDD) advises that should the application be approved, an advisory clause should be included to remind the applicant that the Site may be resumed for the implementation of the potential public housing development at PSN. Approval of the application on a temporary basis would not frustrate the long-term development of the area.
- 12.2 The Site is mainly surrounded by shop and services, warehouse, open storage/storage yards, vehicle parks intermixed with residential dwellings, car servicing, electricity substation, unused land and vacant land (**Plan A-2**). The applied use is considered not incompatible with the surrounding land uses.
- 12.3 The application is generally in line with TPB PG-No. 13G in that the Site falls within Category 2 areas and relevant proposals have been submitted to demonstrate that the applied use would not generate adverse impacts; and concerned government departments generally have no adverse comment on the application or their technical concerns could be addressed through the implementation of approval conditions.
- 12.4 The application also complies with TPB PG-No. 34D in that there has been no material change in planning circumstances since the granting of the previous approval under application No. A/YL-PS/659; adverse planning implications arising from the renewal of the planning approval are not envisaged; all the time-limited conditions under previous approval have been complied with; and the three-year approval period sought is the same timeframe as the previous approval and is considered reasonable
- 12.5 Relevant government departments including the Commissioner of Transport, Director of Fire Services and Chief Engineer/Mainland North, Drainage Services Department have no objection to or no adverse comment on the application on traffic, fire safety, and drainage aspects respectively. DEP does not support the application as the applied uses will cause traffic of heavy vehicles, environmental nuisance is expected. Nonetheless, no environmental complaint concerning the Site has been received in the past three years. Should the planning application be approved, the applicant will also be advised to follow the latest “COP” to minimise any potential environmental nuisances on the surrounding areas. Furthermore, relevant approval conditions are recommended in paragraph 13.2 below to address the technical requirements of concerned government departments.
- 12.6 The Committee has approved three previous applications for the same use at the Site between 2016 and 2022 and two similar applications within the

same “CDA” zone in the past five years. Approval of the current application is in line with the Committee’s previous decisions.

13. Planning Department’s Views

- 13.1 Based on the assessment made in paragraph 12 above, the Planning Department has no objection to the application.
- 13.2 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 and be renewed from 25.6.2025 to 24.6.2028. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) the submission of a condition record of the existing drainage facilities within **3** months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 25.9.2025;
- (b) the existing drainage facilities shall be maintained at all times during the planning approval period;
- (c) if the above planning condition (b) 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; and
- (d) if the above planning condition (a) 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.

Advisory clauses

The recommended advisory clauses are attached at **Appendix VII**.

- 13.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members’ reference:

the applicant fails to demonstrate that the applied use would not generate adverse environmental impact on the surrounding area.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 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.

- 14.3 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.

15. Attachments

Appendix I	Application form received on 2.5.2025
Appendix Ia	SPS
Appendix Ib	FI received on 11.6.2025
Appendix II	Relevant Extracts of TPB PG-No. 13G
Appendix III	Relevant Extracts of TPB PG-No. 34D
Appendix IV	Previous Applications
Appendix V	Similar Applications
Appendix VI	Government Departments' General Comments
Appendix VII	Recommended Advisory Clauses
Drawing A-1	Layout Plan with Vehicular Access
Drawing A-2	Landscape Plan
Drawing A-3	As-built Drainage Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos

**PLANNING DEPARTMENT
JUNE 2025**