

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TYST/1344

Applicant : Development Bureau (DEVB), HKSAR

Site : Government Land (GL) (part of GLA-TYL3940), Ma Fung Ling Road, Long Bin, Yuen Long

Site Area : About 7,243 m²

Land Status : GL

Plan : Approved Tong Yan San Tsuen (TYST) Outline Zoning Plan (OZP) No. S/YL-TYST/14

Zoning : “Residential (Group A)1” (“R(A)1”)
[Restricted to a maximum plot ratio (PR) of 6.5 and a maximum building height (BH) of 155mPD]

Application : Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years

1. **The Proposal**

- 1.1 The applicant seeks planning permission for a proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities at the application site (the Site) zoned “R(A)1” on the OZP (**Plan A-1**). According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). The Site is currently under site formation works by the Civil Engineering and Development Department (CEDD).
- 1.2 According to the applicant, the Northern Metropolis (NM) is a new engine for Hong Kong’s future economic development and has always been a key policy priority for the current-term Government. The redevelopment of brownfield sites is one of the major sources of land supply in the NM. In view of the substantial increase in land resumption and clearance for the development of NM in the next few years, DEVB has embarked on a site search exercise to identify possible sites for temporary use by displaced brownfield operators in the coming years, with the focus on GL that is not yet required for long-term uses in the near future. Among the sites identified, DEVB

has proposed three government sites¹, including the Site, that require planning permissions from the Board for temporary uses as part of the first batch of planning applications in 2026.

- 1.3 The Site, which is zoned “R(A)1” on the OZP, was originally reserved for a primary school. Recently, the Education Bureau (EDB) advised that the Site could be released for other gainful uses, taking into account the projected decline in the student population and the demand for and supply of public schools in the years to come. While being under review for other possible uses, the Site could be used temporarily for brownfield operations before it is required for long-term development. The Site is situated in a convenient location served by the existing Ma Fung Ling Road (**Plan A-2**). Given there are some existing residential developments to its north and south, and the planned Long Bin public housing development to its east and northeast, the Site is considered more suitable for the proposed warehouse use which would minimise the potential nuisance to the surrounding areas. The maximum height of the proposed warehouse(s) should not be more than 13m, and the total built-over area of the Site would not exceed 80%. Due to traffic and environmental concerns, no medium or heavy goods vehicle exceeding 5.5 tonnes should be allowed to enter the Site and no dust should be generated during the operation and no workshop use is proposed by the applicant.
- 1.4 Upon granting of planning permission by the Board, the Site will be disposed by way of Short Term Tenancy (STT) under restricted tender to the affected brownfield operators for proposed warehouse use under the current application. Suitable mitigation measures including those relating to environmental, traffic, drainage, fire service installations (FSIs) facilities, etc., if considered appropriate by the relevant government departments, will be implemented through administrative or contractual means (such as tenancy agreement of STT) as appropriate. In view of the time required for the tendering process, the applicant proposes that the planning permission period shall start from the commencement of the tenancy agreement of relevant STT for a period of three years. Subject to the actual tendering schedule, the tenancy agreement is expected to commence in around one year’s time upon the granting of planning permission.
- 1.5 In support of the application, the applicant has submitted the following documents:
 - (a) Application Form with attachments received on 24.12.2025 **(Appendix I)**
 - (b) Further Information (FI) received on 30.1.2026 **(Appendix Ia)**
[accepted and exempted from publication and recounting requirements]

¹ Applications No. A/YL-SK/443 and 444 for proposed temporary open storage / warehouse / recycling and recovery facilities / logistics centre / vehicle repairing workshop with ancillary facilities for a period of 3 years (both submitted by the same applicant as the current application) will be considered at the same meeting.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form and FI (**Appendices I and Ia**). They can be summarised below:

- (a) NM is a strategic development area in Hong Kong, representing a substantial source of economic value and development potential and is of immense significance to further deepening regional cooperation with the Greater Bay Area. As reiterated by the Chief Executive in the 2025 Policy Address, the Government will accelerate the implementation of economic and housing-related projects in NM. The redevelopment of brownfield sites is one of the major sources of land supply in NM. The Government has resumed a total of about 30ha of brownfield sites since 2019, and another 230ha are expected to be resumed mainly within NM from now till end of 2026 for taking forward various housing and other development projects;
- (b) recognising that the existing brownfield operations have been supporting the development of construction, logistics, transportation, recycling industries, etc. and making contributions to Hong Kong's economy and job market, the Government has been providing support and assistance to displaced brownfield operations who wish to relocate their operation;
- (c) the Site is preliminarily considered suitable for the proposed warehouse use as it is situated at a convenient location, served by the existing Ma Fung Ling Road. Noting that there are some existing residential developments to its surroundings, the proposed use is intended to minimise the potential nuisance to the surrounding area; and
- (d) approval of the application would help to alleviate the increasing demand for sites to accommodate the proposed uses arising from relocation of the brownfield operators displaced by the government projects in the recent and coming years. The pool of STT sites for brownfield operations would be rolled out to the market by the Government in an orderly manner, taking into account geographical location of these sites, the clearance programme, etc.

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

As the Site involves GL only, 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 Ordinance (TPB PG-No. 31B) are not applicable.

4. Background

The Site is currently not subject to any active planning enforcement action.

5. Previous Application

Part of the Site was involved in a previous application No. A/YL-TYST/975 for temporary shop and services (motor-vehicle showroom) with ancillary office use, the considerations of which are not relevant to the current application which involves a different use. Details of

the previous application are summarised in **Appendix II** and the boundary of the site is shown on **Plan A-1**.

6. Similar Application

There is no similar application for temporary warehouse use within the subject “R(A)1” zone in the past five years.

7. The Site and Its Surrounding Areas (Plans A-1 and A-2, aerial photos on Plan A-3 and site photos on Plans A-4a and A-4b)

7.1 The Site is:

- (a) accessible via Ma Fung Ling Road (**Plan A-2**); and
- (b) currently under site formation works by CEDD.

7.2 The surrounding area comprises mainly existing residential developments/structures and a construction site for the public housing development at Long Bin, Yuen Long, intermixed with graves and unused land. (**Plans A-2 and A-3**).

8. Planning Intention

The planning intention of the “R(A)” zone is primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

9. Comments from Relevant Government Bureau/Departments

All government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments are provided at **Appendices III and IV** respectively.

10. Public Comments Received During Statutory Publication Period

On 6.1.2026, the application was published for public inspection. During the statutory public inspection period, two public comments were received from the Indigenous Inhabitant Representatives (IIRs) of Tong Yan San Tsuen and an individual raising concerns that the application may delay the development programme of Long Bin public housing development and create nuisance to the surroundings.

11. Planning Considerations and Assessments

11.1 The application is for proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities at the application site for a period of three years at the Site zoned “R(A)1” on the OZP (**Plan A-1**). While the proposed use is not in line with the planning intention of the “R(A)1” zone, according to the applicant, DEVB which is the main policy bureau for development of NM, the application is to facilitate the relocation of the business operations displaced by various government projects in NM in the recent and coming years. Developing NM has always been a key policy priority for the current-term Government, and the redevelopment of brownfield sites is one of the major sources of land supply in NM. The Government has resumed a total of about 30ha of brownfield sites since 2019, and another 230 ha are expected to be resumed mainly within NM from now till end of 2026 for taking forward various housing and other development projects. Approval of the application would help alleviate the increasing demand for sites to accommodate the proposed warehouse use arising from relocation of the brownfield operators displaced by the government projects. Besides, the Site, which was previous reserved for primary school, had been recently released by EDB for other gainful uses and its long-term use is currently under review. Approval of the application on a temporary basis for a period of three years would not jeopardise the long-term planning intention of the “R(A)1” zone. Taking into account the above and the planning assessments below, there is no objection to the proposed use on a temporary basis for a period of three years.

11.2 Since the current application is to facilitate the relocation of displaced brownfield operations affected by government projects which will be disposed by way of STT under restricted tender to affected brownfield operators, there is currently no detailed information on the proposed warehouse use such as detailed development parameters, development layout, access, parking and loading/unloading arrangements, operation details and supporting technical assessments, which shall be subject to the control under STT and the detailed design by the future operator. Nonetheless, the applicant has proposed broad development restrictions, including a maximum BH of not more than 13m, a total built-over area not exceeding 80%, no medium or heavy goods vehicle exceeding 5.5 tonnes should be allowed to enter the Site and no dust should be generated during the operation, which can provide guidance and control on the future development. According to the applicant, suitable mitigation measures including those relating to environmental, traffic, drainage and fire safety aspects, if considered appropriate by the relevant government departments, will be implemented through administrative means or contractual means (such as tenancy agreement of STT) as appropriate.

11.3 The surrounding areas comprise mainly existing residential developments/structures and a construction site for the public housing development at Long Bin, intermixed with graves and unused land (**Plan A-2**). The proposed use is generally not entirely incompatible with the surrounding land uses.

11.4 Concerned government departments consulted, including the Commissioner for Transport, Director of Environmental Protection, Chief Engineer/Mainland North of Drainage Services Department and Director of Fire Services have no objection to or no adverse comment on the application from traffic, environmental, drainage and fire safety aspects respectively. As mentioned in paragraph 11.2 above, the technical

requirements of concerned government departments could be addressed through administrative means or contractual means to be stipulated in the STT as appropriate.

- 11.5 In view of the time required for the tendering process, the applicant proposes that the planning permission period shall start from the commencement of the tenancy agreement of relevant STT for a period of three years. Subject to the actual tendering schedule, the tenancy agreement is expected to commence in around one year's time upon the granting of planning permission. Considering that the Site is a GL to be disposed of by way of STT which the Government has full land administrative control, the proposed flexible commencement of the planning permission period will not be unimplementable. Should the application be approved by the Committee, the planning permission period is recommended to be three years starting from the commencement date of the tenancy agreement of relevant STT as set out in paragraph 12.2 below.
- 11.6 Regarding the public comments as summarised in paragraph 10 above, the planning considerations and assessments in paragraph 11.1 to 11.5 above are relevant.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10 above, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years from the commencement date of the tenancy agreement of relevant STT. The recommended advisory clauses at **Appendix IV** are suggested for Members' reference.
- 12.3 There is no strong reason to recommend rejection of the application.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. Attachments

Appendix I	Application Form received on 24.12.2025
Appendix Ia	FI received on 30.1.2026

Appendix II	Previous Application
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comments
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos

PLANNING DEPARTMENT
FEBRUARY 2026