

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/NE-TKLN/114**

- Applicant** : Hang Sing Limited represented by Metro Planning & Development Company Limited
- Site** : Lots 1358 RP and 1359 in D.D. 78, Lin Ma Hang Road, Ta Kwu Ling North
- Site Area** : About 1,230m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2
- Zoning** : “Recreation” (“REC”)
- Application** : Proposed Temporary Open Storage and Warehouse for Storage of Vehicle Parts with Ancillary Vehicle Repair Workshop for a Period of Three Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for proposed temporary open storage and warehouse for storage of vehicle parts with ancillary vehicle repair workshop for a period of three years at the application site (the Site) falling within an area zoned “REC” 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 largely covered by vegetation with some temporary structures.
- 1.2 According to the applicant, the current application is to facilitate the relocation of the business operation in Shan Ha Tsuen affected by government project, i.e. the development of Yuen Long South New Development Area (YLS NDA). The affected operation involves a site area of about 500m<sup>2</sup>. The affected site was resumed by the Government in October 2025.
- 1.3 The Site is accessible via Lin Ma Hang Road (**Plan A-2**). According to the applicant, the proposed uses comprise an open storage area (maximum stacking height of 3m) of about 440m<sup>2</sup> or 35.8% of the Site for storage of vehicle parts and a single-storey structure (not more than 13m in height) with a total floor area of not more than 220m<sup>2</sup> for a warehouse (for storage of vehicle parts), an ancillary vehicle repair workshop and a toilet. No dangerous goods will be stored at the Site. Besides, a loading/unloading (L/UL) space for light goods vehicles (LGVs) (3.5m (W) x 7m (L)) will be provided within the Site. The ancillary vehicle repair workshop activities will be carried out within the enclosed structure. A 2.5m high hoarding will be erected along the boundary of the Site. The operation hours of the proposed uses are between 9:00 a.m. and 7:00 p.m. from Mondays

to Saturdays, with no operation on Sundays and public holidays. The layout plan submitted by the applicant is shown in **Drawing A-1**.

- 1.4 The applicant proposes traffic management measures including installation of traffic signs and revolving lanterns, provision of two temporary vehicle waiting spaces (2.5m (W) x 5m (L) and 3.5m (W) x 7m (L)) and restriction of traffic to left turn only when leaving the Site to manage traffic and ensure pedestrian safety. The applicant also submits a drainage proposal (**Drawing A-2**) in support of the application. For the 11 existing trees at the Site, two of them will be retained and nine of them are proposed to be felled, and nine new trees will be planted along the western boundary of the Site (**Drawing A-3**).
- 1.5 In support of the application, the applicant has submitted the following documents:
  - (a) Application Form with Attachments received on 21.10.2025 (**Appendix I**)
  - (b) Supplementary Information (SI) received on 21.10.2025 (**Appendix Ia**)
  - (b) Further Information (FI) received on 13.1.2026<sup>^</sup> (**Appendix Ib**)
  - (c) FI received on 29.1.2026\* (**Appendix Ic**)
  - (d) FI received on 11.2.2026\* (**Appendix Id**)

*\*accepted and exempted from publication and recounting requirements*  
*^accepted and not exempted from publication and recounting requirements*
- 1.6 On 19.12.2025, the Rural and New Town Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months as requested by the applicant.

## 2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Application Form, SI and FIs at **Appendices I to Id**, as summarised below:

- (a) the application is submitted to facilitate the relocation of business operation affected by YLS NDA. The applicant has spent efforts in identifying suitable sites for relocation in Ta Kwu Ling and Tai Tong areas, but they were considered not suitable due to various reasons such as excessive site area, rent, accessibility and incompatibility with surrounding environment. The Site is considered suitable for relocation;
- (b) given the limited scale of the affected site in Shan Ha Tsuen where the L/UL of vehicle parts and parking of vehicle took place outside the site, the Site allows the applicant to carry out these activities with internal circulation inside the site boundary;
- (c) the affected business operation was related to trading of vehicle parts and vehicle repair business. The applicant is a supplier of vehicle parts in Hong Kong. Successful relocation of the affected site would help sustain the operation and support the development of vehicle industry in Hong Kong. Also, the proposed uses are not incompatible with the surrounding environment; and
- (d) no medium/heavy/container vehicles will access to the Site. The proposed uses would induce minimal traffic and drainage impacts. The applicant will follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' (COP) and the Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department - Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and

Latrines) Regulations’ to upkeep the environment of the Site. No environmental nuisance to nearby residents would be generated.

### **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 newspaper notice and sending notice to the Ta Kwu Ling District Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

### **4. Town Planning Board Guidelines**

The Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) promulgated by the Board on 14.4.2023 is relevant to the application. The Site falls within Category 3 areas under TPB PG-No. 13G. Relevant extracts of TPB PG-No. 13G are attached at **Appendix II**.

### **5. Background**

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

### **6. Previous Application**

The Site is not the subject of any previous application.

### **7. Similar Applications**

7.1 There are six similar applications (No. A/NE-TKLN/47, 77, 85, 86, 93 and 116) involving four sites for temporary open storage or warehouse with/without other uses falling within the same “REC” zone in the vicinity of the Site in the past five years. Among them, five applications (No. A/NE-TKLN/77, 85, 86, 93 and 116) for temporary warehouse with/without other uses were approved with conditions by the Committee between 2024 and 2026 mainly on the considerations that there were no major adverse departmental comments or concerns of relevant government departments could be addressed through imposition of approval conditions; and policy support from the Secretary for Development (SDEV) was obtained as the application was to facilitate relocation of business operation affected by government project (except application No. A/NE-TKLN/93).

7.2 The remaining application No. A/NE-TKLN/47 for temporary open storage of construction equipment and materials was rejected by the Committee on 9.9.2022 mainly on the grounds that there was no strong planning justification for a departure from the planning intention; and the applicant failed to demonstrated that the proposed use would not generate adverse traffic and landscape impacts on the surrounding areas. The site was subsequently covered by approved applications for temporary warehouse with other uses involving a larger site (No. A/NE-TKLN/77 and 116) as mentioned in paragraph 7.1 above.

7.3 Details of the similar applications are summarised at **Appendix III** and their locations are shown on **Plan A-1**.

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

8.1 The Site is:

- (a) largely covered by vegetation with some temporary structures; and
- (b) accessible via Lin Ma Hang Road.

8.2 The surrounding areas are of rural character mainly comprising a warehouse, a private club, domestic structures (the nearest to the immediate north) and vacant land.

## **9. Planning Intention**

The planning intention of the “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.

## **10. Comments from Relevant Government Bureau/Departments**

10.1 Apart from the government bureau as set out in paragraph 10.2 below, other government 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 at **Appendices IV** and **V** respectively.

10.2 The following government bureau supports the application:

### **Policy Aspect**

10.2.1 Comments of SDEV:

- (a) the application is to facilitate the relocation of an existing brownfield operation of storage of vehicle parts and vehicle repair workshop (located at Lot 313 (Part) in D.D. 119), which is affected by YLS NDA Second Phase Development;
- (b) the Site will accommodate the affected operation. According to the applicant, a site search was conducted with a view to identifying a suitable site for re-establishment of the affected business operation. The Site is considered the most suitable for the relocation. While the Site is larger than the site area of the original premises, the applicant has explained that a larger site is considered necessary to provide internal L/UL space and circulation/maneuvering space; and
- (c) subject to no adverse comments on land use compatibility and technical aspects from relevant departments, the application is supported from policy perspective.

## **11. Public Comments Received During Statutory Publication Periods**

On 28.10.2025 and 20.1.2026, the application was published for public inspection. During the statutory public inspection periods, five public comments were received (**Appendix VI**). Three comments from the Village Representatives of Chuk Yuen and an individual object to the application mainly on the grounds that the proposed uses would induce adverse impacts on traffic, pedestrian safety, public transportation services, environment and ecology; and the Site falls within the proposed boundary of Priority Development Area (PDA) in the New Territories North (NTN) New Town and may have land resumption implication. A comment from an individual raises concern on increase in brownfield uses in the area. The remaining comment from a member of the North District Council indicates no comment on the application.

## **12. Planning Considerations and Assessments**

12.1 The application is for proposed temporary open storage and warehouse for storage of vehicle parts with ancillary vehicle repair workshop for a period of three years at the Site falling within an area zoned “REC” on the OZP. While the proposed uses are not in line with the planning intention of the “REC” zone, there is no known proposal for recreational development at the Site. Also, according to the applicant, the application is to facilitate the relocation of the business operation affected by YLS NDA, and the Site is considered suitable for relocation as identified by the applicant. In this regard, SDEV advises that the application is to facilitate the relocation of an existing brownfield operation affected by YLS NDA, and subject to no adverse comments on land use compatibility and technical aspects from relevant government departments, the application is supported from the policy perspective. Taking into account the planning assessments below and the policy support rendered by SDEV, sympathetic consideration could be given to the proposed uses on a temporary basis of three years.

12.2 The Site is located in an area of rural character mainly comprising a warehouse, a private club, domestic structures and vacant land. The Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) has no adverse comment on the application from landscape planning perspective, and advises that significant adverse landscape impact arising from the application is not anticipated.

12.3 The Site falls within the Category 3 areas under TPB PG-No. 13G. The application generally complies with TPB PG-No.13G in that policy support is rendered by SDEV to the application for relocation of brownfield operation affected by government development project, and relevant government departments consulted, including the Director of Environmental Protection, Chief Engineer/Mainland North of Drainage Services Department, Director of Fire Services and Chief Engineer/Construction of Water Supplies Department have no objection to or no adverse comment on the application. While the Commissioner for Transport has no comment on the application, she recommends imposing approval conditions on implementation and maintenance of the traffic management measures as proposed by the applicant, taking into consideration the ingress/egress near the existing bus stop and the existing traffic conditions. To address the technical requirements of other government departments, relevant approval conditions are recommended in paragraph 13.2 below. Should the application be approved, the applicant will also be advised to follow the COP to minimise any possible environmental nuisance.

12.4 There are five similar approved applications for temporary warehouse falling within the same “REC” zone in the vicinity of the Site in the past five years as mentioned in paragraph 7.1 above. The planning circumstances of the current application are largely similar to those of the approved applications. While there is a rejected similar application

for temporary open storage, the circumstances are different as no adverse impacts on traffic and landscape aspects are anticipated for the current application. Approval of the current application is in line with the Committee's previous decisions.

- 12.5 Regarding the public comments on the application as detailed in paragraph 11, the government departments' comments and planning assessments above are relevant. In respect to the concern on the land resumption implication, while the Site falls within the proposed boundary of the PDA in NTN New Town, there is an established land resumption mechanism to facilitate Government projects.

### **13. Planning Department's Views**

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comments in paragraph 11 above, PlanD 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 until 13.3.2029. The following conditions of approval and advisory clauses are suggested for Members' reference:

#### Approval Conditions

- (a) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 13.9.2026;
- (b) in relation to (a) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 13.12.2026;
- (c) in relation to (b) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (d) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 13.9.2026;
- (e) in relation to (d) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 13.12.2026;
- (f) the implementation of the traffic management measures, as proposed by the applicant, within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board by 13.12.2026;
- (g) in relation to (f) above, the implemented traffic management measures shall be maintained at all times during the planning approval period;
- (h) the submission of the design of vehicular run-in/out to the Site within 6 months from the date of planning approval to the satisfaction of the Director of Highways or of the Town Planning Board by 13.9.2026;

- (i) in relation to (h) above, the provision of vehicular run-in/out to the Site within 9 months from the date of planning approval to the satisfaction of the Director of Highways or of the Town Planning Board by 13.12.2026;
- (j) if any of the above planning condition (c) or (g) 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
- (k) if any of the above planning condition (a), (b), (d), (e), (f), (h) or (i) 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 at **Appendix V**.

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

the proposed uses are not in line with the planning intention of the "REC" zone which is primarily for low-density recreational developments for the use of the general public. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

#### **14. Decision Sought**

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

<b>Appendix I</b>	Application Form with Attachments received on 21.10.2025
<b>Appendix Ia</b>	SI received on 21.10.2025
<b>Appendix Ib</b>	FI received on 13.1.2026
<b>Appendix Ic</b>	FI received on 29.1.2026
<b>Appendix Id</b>	FI received on 11.2.2026
<b>Appendix II</b>	Relevant Extracts of TPB PG-No. 13G
<b>Appendix III</b>	Similar Applications
<b>Appendix IV</b>	Government Departments' General Comments
<b>Appendix V</b>	Recommended Advisory Clauses
<b>Appendix VI</b>	Public Comments
<b>Drawing A-1</b>	Layout Plan
<b>Drawing A-2</b>	Drainage Proposal

<b>Drawing A-3</b>	Landscape Proposal
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plan A-4</b>	Site Photos

**PLANNING DEPARTMENT  
MARCH 2026**