

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

**APPLICATION NO. A/YL-HTF/1206**

- Applicant** : Pak Shing Properties Management Limited represented by Man Chi Consultants and Construction Limited
- Site** : Various Lots in D.D. 128, Ha Tsuen, Yuen Long, New Territories
- Site Area** : About 3,755m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ha Tsuen Fringe Outline Zoning Plan (OZP) No. S/YL-HTF/12
- Zoning** : “Residential (Group D)” (“R(D)”) [Restricted to a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m)]
- Application** : Temporary Pre-Delivery Inspection Centre and Ancillary Open Storage for New Vehicles with Ancillary Facilities for Storage of Vehicle Parts and Site Office for a Period of Three Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for temporary pre-delivery inspection centre and ancillary open storage for new vehicles with ancillary facilities for storage of vehicle parts and site office for a period of three years at the application site (the Site) zoned “R(D)” 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 require planning permission from the Town Planning Board (the Board). The Site is currently formed, largely fenced off and occupied by temporary structures for the applied use without valid planning permission (**Plans A-2, A-3, A-4a and A-4b**).
- 1.2 The Site is accessible via a local track from Kai Pak Ling Road (**Plan A-2 and Drawing A-1**). As shown on the indicative layout plan at **Drawing A-2**, the applied use involves nine structures with a total floor area of about 1,536m<sup>2</sup> and building height of 1 to 2 storeys (about 3.5m to 7.6m). The two existing

warehouse structures, with a total floor area of about 1,219m<sup>2</sup>, are used for pre-delivery inspection centre for new electric vehicle (private cars only) and storage of vehicle parts. The remaining seven temporary structures, with a total floor area of about 317m<sup>2</sup>, will be used for ancillary uses including site office, storeroom, toilet, electricity substation, general storage, water tank and canopy. The remaining uncovered area is for ancillary open storage and circulation. There will be two parking spaces for private car and one loading and unloading space for medium/heavy good vehicles. According to the applicant, the operation hours are from 9:00 a.m. to 6:00 p.m. from Mondays to Saturdays with no operation on Sundays and public holidays.

1.3 The Site is the subject of a previous application No. A/YL-HTF/1137 submitted by the same applicant for temporary warehouse (excluding dangerous goods godown) for a period of three years which was approved by the Rural and New Town Planning Committee (the Committee) of the Board on 26.8.2022. All approval conditions, including provision of drainage facilities and fire service installations, had been complied with and the planning permission subsequently lapsed on 26.8.2025. The applicant proposes to make use of the existing drainage facilities on the Site accepted by the Drainage Services Department (DSD) for the applied use. The location and vehicular access plan, indicative layout plan and drainage plan submitted by the applicant are at **Drawings A-1 to A-3** respectively.

1.4 The major development parameters of the current application are summarised as follows:

<b>Site Area</b>	about 3,755m <sup>2</sup>
<b>Total Floor Area</b>	about 1,536m <sup>2</sup>
<b>No. of Structures</b>	9 (for pre-delivery inspection centre/storage of vehicle parts, site office, store room, toilet, electricity substation, ancillary general storage, water tank and canopy)
<b>Height of Structures</b>	about 3.5m to 7.6m (one-to-two storey)
<b>Parking Spaces</b>	two for private cars
<b>Loading/Unloading Space</b>	one for medium/heavy goods vehicles
<b>Operation Hours</b>	9:00 a.m. to 6:00 p.m. from Mondays to Saturdays and no operation on Sundays and public holidays

1.5 In support of the application, the applicant submitted the following documents:

- (a) Application Form received on 16.1.2026 **(Appendix I)**
- (b) Planning Statement **(Appendix Ia)**
- (c) Supplementary Information (SI) received on 22.1.2026 **(Appendix Ib)**

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

The justifications put forth by the applicant in support of the application are detailed in the Application Form, Planning Statement and SI at **Appendices I to Ib** respectively. They can be summarised as follows:

- (a) The current application is to meet the growing demand for electric vehicles and the increasing need for pre-delivery inspection centres and associated services in Hong Kong.
- (b) The Site has been used for industrial activities since the mid-1980s and was further regularised for warehouse use under the previous application No. A/YL-HTF/1137 approved by the Committee. All approval conditions of the previous application were duly complied with by the Applicant. There is no significant alteration to the existing setting should the current application be approved.
- (c) The applied use is compatible with the surroundings which are characterised by warehouse, open storage, recyclable collection centre and other informal industrial undertakings. The farmhouse located immediately south of the Site, which is also owned by the applicant, has co-existed with brownfield operations for a prolonged period of time.
- (d) The applied use is temporary in nature and would not jeopardise the long-term planning intention of the “R(D)” zone.
- (e) No adverse traffic, drainage and environmental impacts are anticipated. As the applied use only involves storage of non-dangerous goods, fire risk is not anticipated.

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

The applicant is the sole “current land owner” of the lots. Detailed information would be deposited at the meeting for Members’ inspection.

## 4. **Background**

The Site is currently not subject to planning enforcement action. Should there be sufficient evidence, enforcement action will be taken place.

## 5. **Previous Application**

The Site was involved in a previous application (No. A/YL-HTF/1137) for temporary warehouse (excluding dangerous goods godown) for a period of three years approved by the Committee in 2022. The considerations of this previous application are not relevant to the current application which involves a different use. Details of the

previous application is summarised at **Appendix II** and the location is shown on **Plan A-1**.

**6. Similar Application**

There is no similar application within the same “R(D)” zone on the OZP.

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

7.1 The Site is:

- (a) formed, largely fenced off and occupied by temporary structures for the applied use without valid planning permission; and
- (b) accessible via a local track leading from Kai Pak Ling Road.

7.2 The surrounding areas are predominated by open storage yards, warehouses, recycled materials collection centre, vacant/unused land and graveyards. Some of the open storage and warehouse uses are covered by valid planning permission.

**8. Planning Intention**

The “R(D)” zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board.

**9. Comments from Relevant Government Bureau/Departments**

9.1 Apart from the government department as set out in paragraph 9.2 below, other departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments are provided in **Appendices III and IV** respectively.

9.2 The following government department does not support the application:

**Environment**

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

- (a) the applied use would generate traffic of heavy vehicles but not involve dusty operation. According to desktop research, there are residential dwellings within 100m from the boundary of the Site;

- (b) he does not support the application from environmental planning perspectives;
- (c) he has no comment on the application from electric vehicle charging technical point of view;
- (d) there was no substantiated environmental complaint pertaining to the Site in the past three years; and
- (e) should the application be approved, the applicant should note his advisory comments from environmental planning perspectives at **Appendix IV**.

## **10. Public Comment Received During the Statutory Publication Period**

On 23.1.2026, the application was published for public inspection. During the statutory public inspection period, one public comment from an individual was received (**Appendix V**) expressing concerns on whether the approval conditions under the previous application No. A/YL-HTF/1137 have been complied with; and potential fire risk associated with the electric vehicles.

## **11. Planning Considerations and Assessments**

11.1 The application is for temporary pre-delivery inspection centre and ancillary open storage for new vehicles with ancillary facilities for storage of vehicle parts and site office for a period of three years at the Site zoned “R(D)” on the OZP. Although the applied use is not in line with the planning intention of the “R(D)” zone, there is no known development proposal for the Site in the “R(D)” zone. The Project Manager (West) of Civil Engineering and Development Department advises that the Site falls within the study area of Lau Fau Shan Development in which the implementation and land resumption/clearance programme is currently being reviewed under the relevant investigation study and subject to change. Should the application be approved, the applicant should be reminded that the Site may be resumed by the Government at any time during the planning approval period for potential development project and be advised not to carry out any substantial works therein. Approval of the application on a temporary basis for three years would not frustrate the long-term planning intention of the “R(D)” zone.

11.2 The Site is situated in an area of miscellaneous rural fringe predominated by open storage yards, warehouses and recycled material collection centre, some of which are covered by valid planning permission. The applied use is not entirely incompatible with the surrounding areas. In this regard, Chief Town Planner/Urban Design and Landscape of the Planning Department has no adverse comment on the application from landscape planning perspective.

- 11.3 The applicant proposes to make use of the existing drainage facilities implemented under the previous planning application No. A/YL-HTF/1137 and the Chief Engineer/Mainland North of DSD has no objection to the application. Other relevant government bureau/departments consulted, including the Secretary for Environment and Ecology, Commissioner for Transport and Director of Fire Services, have no objection to or no adverse comment on the application from electric vehicle policy, traffic engineering and fire safety perspectives respectively. While the DEP does not support the application from environmental planning perspective as the application will involve the use of heavy vehicles, there was no substantiated environmental complaint pertaining to the Site in the past three years. Should the application be approved, the applicant will also be advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' to minimise possible environmental nuisance on surrounding areas. To address the technical requirements of concerned government departments, appropriate approval conditions are recommended in paragraph 12.2 below.
- 11.4 Regarding the public comment received during the statutory publication period expressing concerns as summarised in paragraph 10 above, the information on previous application in paragraph 1.3 and the planning considerations and assessments in paragraphs 11.1 to 11.3 are relevant.

## 12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comment 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 until 13.3.2029. The following conditions of approval and advisory clauses are also suggested for Members' reference:

### Approval conditions

- (a) the existing drainage facilities on the site shall be maintained at all times during the planning approval period
- (b) the submission of a condition record of the existing drainage facilities on the site within **3 months** from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **13.6.2026**;
- (c) the submission of a fire service installations proposal within **6 months** from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **13.9.2026**;

- (d) in relation to (c) above, the implementation of the fire service installations proposal within **9 months** from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **13.12.2026**;
- (e) if the above planning condition (a) 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
- (f) if any of the above planning condition (b), (c) or (d) 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 IV**.

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

the applied use is not in line with the planning intention of the "R(D)" zone, which is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis.

**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**

<b>Appendix I</b>	Application Form received on 16.1.2026
<b>Appendix Ia</b>	Planning Statement
<b>Appendix Ib</b>	SI received on 22.1.2026

<b>Appendix II</b>	Previous Application
<b>Appendix III</b>	Government Departments' General Comments
<b>Appendix IV</b>	Recommended Advisory Clauses
<b>Appendix V</b>	Public Comment
<b>Drawing A-1</b>	Location Plan and Site Access
<b>Drawing A-2</b>	Proposed Layout Plan
<b>Drawing A-3</b>	Drainage Plan
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a and A-4b</b>	Site Photos

**PLANNING DEPARTMENT  
MARCH 2026**