

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-MKT/58

- Applicant** : Hong Kong Hang Tung Logistics Limited represented by Lawson David & Sung Surveyors Limited
- Site** : Lots 4 S.A RP (Part), 4 S.C RP, 4 S.D, 5 S.A RP (Part), 5 S.B RP (Part), 6 S.A, 7 S.A RP, 165 RP (Part), 166 RP and 167 RP in D.D. 82 and Adjoining Government Land (GL), Ta Kwu Ling, New Territories
- Site Area** : About 8,720m² (including GL of about 622m², or about 7.1% of the Site)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Man Kam To Outline Zoning Plan (OZP) No. S/NE-MKT/7
- Zoning** : “Recreation” (“REC”)
- Application** : Proposed Temporary Logistics Centre with Ancillary Facilities for a Period of Three Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary logistics centre with ancillary facilities 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 generally fenced-off and partly vacant, comprising vegetation and active/fallow agricultural land, and scattered some temporary structures. The southeastern portion of the Site is currently used for open storage of vehicles without valid planning permission (**Plans A-4a** and **A-4b**).
- 1.2 According to the applicant, the application is submitted to facilitate the relocation of an existing brownfield operation at the original site in Ha Tsuen which is affected by the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) that has been resumed by the Government. The affected operation involves a total site area of about 9,229m² and a total floor area of about 6,503m² as claimed by the applicant.
- 1.3 The Site is abutting Lin Ma Hang Road to the immediate north (**Plan A-2**). According to the submission, the proposed use consists of six single-to-two-storey structures with a total floor area of about 8,394m² and building heights ranging from about 2.5m to 13m for two logistics warehouses for storage of electronic and household products, a rain

shelter, an ancillary office, a washroom and a meter room. Three private car parking spaces (5m (L) x 2.5m (W) each) and three medium goods vehicle (MGV) loading/unloading (L/UL) spaces (11m (L) x 3.5m (W) each) are proposed within the Site. The operation hours of the proposed use are between 8:00 a.m. and 7:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays. No workshop activities will be carried out at the Site. The layout plan submitted by the applicant is shown in **Drawing A-1**.

1.4 According to the applicant, two 9m-wide ingress/egress points are proposed at the northern boundary of the Site, with sufficient space provided within the Site for vehicle manoeuvring. A swept path analysis for MGV has been submitted in support of the application. Loading and unloading operations will be restricted to off-peak hours (between 10:00 a.m. and 4:00 p.m. on Mondays to Saturdays). According to the traffic management measures proposed by the applicant (**Appendix Ia**), advance booking of parking and L/UL spaces will be required to prevent illegal parking on public roads; and flashing lights will be provided at the ingress/egress points to ensure pedestrian safety. On-site staff will be deployed to direct vehicles entering the Site to ensure vehicle and pedestrian safety.

1.5 A drainage proposal (**Drawing A-2**), with the provision of peripheral 525mm surface U-channels with catchpits collecting site runoff, has been submitted by the applicant in support of the application. The intercepted stormwater shall discharge to the existing natural drain to the north of the Site. To treat sewage generated from the proposed use, a septic tank will be installed, which will be regularly cleaned and maintained by a licensed contractor to ensure proper disposal and prevent environmental impact. In addition, a fire service installations (FSIs) proposal (**Drawing A-3**) has also been submitted in support of the application.

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

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|-----|---|------------------------|
| (a) | Application Form received on 8.1.2026 | (Appendix I) |
| (b) | Supplementary Planning Statement (SPS) | (Appendix Ia) |
| (c) | Further Information (FI) received on 12.2.2026* | (Appendix Ib) |
| (d) | FI received on 4.3.2026* | (Appendix Ic) |
| (e) | FI received on 16.3.2026* | (Appendix Id) |
| (f) | FI received on 25.3.2026* | (Appendix Ie) |

* *accepted and exempted from publication and recounting requirements*

1.7 On 27.2.2026, the Rural and New Town Planning Committee (the Committee) decided 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, SPS and FIs at **Appendices I to Ie**, as summarised below:

- (a) the Site is located in close proximity to the Heung Yuen Wai Boundary Control Point. The proposed use could support the planned development of boundary commerce and industry activities under the Northern Metropolis Development Strategy;

- (b) the proposed use is to facilitate the relocation of brownfield operation affected by HSK/HT NDA. The applicant has conducted a site search process to identify a suitable site for the relocation of the affected operation and the Site is considered the most suitable relocation option to continue its business operations;
- (c) the proposed use, layout, form and scale are considered not incompatible with the surrounding areas where warehouses are commonly found along Lin Ma Hang Road. The farming activities at the Site have been abandoned and not under active management;
- (d) the proposed use is temporary in nature and would not jeopardise the long-term planning intention of the “REC” zone;
- (e) there are similar precedent cases (applications No. A/NE-MKT/42, 43 and 48¹) approved by the Committee in the same “REC” zone. The proposed use is considered generally in line with the Town Planning Board Guidelines on Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G). Approval of the application would not set an undesirable precedent;
- (f) no significant adverse impacts in terms of environmental, traffic, drainage, etc. are anticipated. The applicant will strictly follow the Professional Persons Environmental Consultative Committee Practice Note No. 1/23 ‘Drainage Plans subject to Comment by the Environmental Protection Department – Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations’ and comply with the relevant mitigation measures and requirements; and
- (g) the applicant will liaise with the Lands Department (LandsD) on the land administration matters should the Committee approve the application.

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 in local newspapers and posting site notice. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion, the “Owner’s Consent/Notification” requirements are not applicable.

4. Town Planning Board Guidelines

TPB PG-No. 13G promulgated on 14.4.2023 is relevant to the application. The Site falls within Category 3 areas under the Guidelines, relevant extract of which is at **Appendix II**.

5. Background

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

¹ Applications No. A/NE-MKT/42, 43 and 48 are for proposed temporary warehouses which were approved with conditions by the Committee between March 2025 and August 2025. As the current application is for a different use, the planning considerations of the said applications are not applicable to the current application.

6. Previous Application

The Site is not the subject of any previous application.

7. Similar Application

There is no similar application for the same use within the same “REC” zone in the Man Kam To area in the past five years.

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

8.1 The Site is:

- (a) generally fenced-off and partly vacant, comprising vegetation and active/fallow agricultural land, and scattered some temporary structures. The southeastern portion of the Site is currently used for open storage of vehicles without valid planning permission; and
- (b) abutting Lin Ma Hang Road to the immediate north.

8.2 The surrounding areas are of rural character mainly comprising storage yards, vacant land, vegetated areas and tree clusters. To the north, across Lin Ma Hang Road, is the site covered with valid planning permission under application No. A/NE-MKT/54 for temporary open storage of construction materials and construction machinery with ancillary facilities (**Plan A-2**). Shenzhen River and Ping Yuen River are located further north and south of the Site respectively.

9. Planning Intention

The planning intention of the “REC” zone is primarily for 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 recreational developments may be permitted subject to planning permission.

10. Comments from Relevant Government Bureau/Departments

10.1 Apart from the government bureau/departments as set out in paragraphs 10.2 and 10.3 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 III and IV** respectively.

10.2 The following government bureau supports the application.

Policy Aspect

Comments of Secretary for Development (SDEV):

- (a) the application is to facilitate relocation of a brownfield operation as a logistic centre which was previously situated at various lots in D.D. 125 in Yuen Long. The brownfield operation has been affected by the Second Phase development of HSK/HT NDA;
- (b) according to the applicant, a site search has been conducted with a view to identifying suitable site for re-establishment of the businesses elsewhere, and the Site under the current application is the most suitable relocation site. While it is noted portion of the original premises of the affected brownfield operation has been shared with adjoining operation, the site area under the current application is smaller than the area of the original premises; and
- (c) subject to no adverse comments on land use compatibility and technical aspects from concerned departments, the application is supported from the policy perspective.

10.3 The following government departments do not support the application.

Agriculture and Nature Conservation

10.3.1 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

Agriculture

- (a) since the Site is zoned “REC” and there are some farming activities within the Site, the proposed use is not supported from agricultural perspective;
- (b) his other advisory comments are at **Appendix IV**; and

Nature Conservation

- (c) his office has no comment from nature conservation perspective.

Environment

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

- (a) he is unable to lend support to the application from environmental planning perspective since heavy vehicle is involved and domestic dwelling is identified within 100m from the site boundary (**Plan A-2**);
- (b) no environmental complaint was received for the Site in the past three years; and
- (c) his other advisory comments are at **Appendix IV**.

11. Public Comment Received During Statutory Publication Period

On 16.1.2026, the application was published for public inspection. During the statutory public inspection period, one public comment was received from an individual (**Appendix V**), objecting to the application mainly on the grounds that numerous sites have already been designated as Category 2 areas under TPB PG-No. 13G to facilitate brownfield relocation; and there are mature trees within/in the close vicinity of the Site.

12. Planning Considerations and Assessments

- 12.1 The application is for proposed temporary logistics centre with ancillary facilities for a period of three years at the Site which is zoned “REC” on the OZP (**Plan A-1**). While the proposed use is not in line with the planning intention of the “REC” zone which is primarily for recreational developments for the use of the general public, and to encourage the development of active and/or passive recreation and tourism/eco-tourism, there is no known development proposal at the Site. DAFC does not support the application from agricultural perspective as there are some farming activities within the Site. Nevertheless, the farming activities at the Site have been abandoned and not under active management as advised by the applicant. The application is submitted to facilitate the relocation of a brownfield operation affected by HSK/HT NDA, and the applicant has identified the Site as the most suitable relocation site to meet their operational needs. SDEV supports the application from policy perspective. Taking into account the planning assessments below and the policy support given by SDEV, sympathetic consideration could be given to the proposed use on a temporary basis of three years.
- 12.2 The Site, abutting Lin Ma Hang Road to the immediate north, is located in an area of rural character mainly comprising storage yards, vacant land, vegetated areas and tree clusters. To the north across Lin Ma Hang Road is a site covered by a valid planning permission for temporary open storage (application No. A/NE-MKT/54) (**Plans A-2 to A-3b**). The proposed use is considered not entirely incompatible with the surrounding land uses. Noting that tree felling is not involved, the Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) advises that significant adverse landscape impact arising from the application is not anticipated.
- 12.3 While DEP is unable to lend support to the application as the applied use involves the use of heavy vehicles and domestic dwelling is identified within 100m from the site boundary (**Plan A-2**), no environmental complaint pertaining to the Site was received in the past three years. Should the application be approved, the applicant will also be advised to follow the environmental mitigation measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ to minimise any possible environmental nuisance.
- 12.4 The Site falls within Category 3 areas under the TPB PG-No. 13G. The application generally complies with the TPB PG-No. 13G in that policy support is rendered by SDEV to the application for relocation of brownfield operation affected by government project, and relevant government departments consulted, including the Chief Engineer/Mainland North of Drainage Services Department, Director of Fire Services, Chief Highway Engineer/New Territories East of Highways Department and Commissioner for Transport, have no objection to or no adverse comment on the application. To address the technical requirements of concerned government departments, appropriate approval conditions and advisory clauses are recommended in paragraph 13.2 below and **Appendix IV** respectively.

- 12.5 Regarding the public comment mentioned in paragraph 11, the government bureau/departments' comments and planning assessments above are relevant.

13. Planning Department's Views

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comment 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 17.4.2029. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval Conditions

- (a) the submission of a revised 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 17.10.2026;
- (b) in relation to (a) above, the implementation of the drainage facilities 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 17.1.2027;
- (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 revised 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 17.10.2026;
- (e) in relation to (d) above, the implementation of the revised 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 17.1.2027;
- (f) the submission of the design of vehicular run-in/run-out to the Site within 6 months from the date of approval to the satisfaction of the Director of Highways or of the Town Planning Board by 17.10.2026;
- (g) in relation to (f) above, the provision of vehicular run-in/run-out to the Site within 9 months from the date of approval to the satisfaction of the Director of Highways or of the Town Planning Board by 17.1.2027;
- (h) the implementation of the traffic management measures, as proposed by the applicants, within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board by 17.1.2027;
- (i) in relation to (h) above, the implemented traffic management measures shall be maintained at all times during the planning approval period;
- (j) if any of the above planning condition (c) or (i) 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), (g) or (h) 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 IV**.

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

the proposed use is not in line with the planning intention of the "REC" zone, which is primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. 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

Appendix I	Application Form received on 8.1.2026
Appendix Ia	SPS
Appendix Ib	FI received on 12.2.2026
Appendix Ic	FI received on 4.3.2026
Appendix Id	FI received on 16.3.2026
Appendix Ie	FI received on 25.3.2026
Appendix II	Relevant Extracts of TPB PG-No. 13G
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comments
Drawing A-1	Layout Plan
Drawing A-2	Drainage Proposal
Drawing A-3	FSIs Proposal
Plan A-1	Location Plan
Plan A-2	Site Plan
Plans A-3a and A-3b	Aerial Photos
Plans A-4a and A-4b	Site Photos

**PLANNING DEPARTMENT
APRIL 2026**