

**Application for Renewal of Planning Approval  
 for Temporary Use  
 Under Section 16 of the Town Planning Ordinance**

**Application No. A/YL-KTS/1123**

<b>1. Proposal</b>	
Applicant	Winner Forklift Engineering Ltd.
Site ( <b>Plan A-1</b> )	Lots 606 RP (Part), 609 RP (Part), 610 (Part) in D.D.106 and Adjoining Government Land, Kam Sheung Road, Yuen Long
Site Area	About 1,398m <sup>2</sup>
Zoning and Outline Zoning Plan (OZP) No.	“Other Specified Uses” annotated “Rural Use” (“OU(RU)”) on the approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15  <i>Restricted to maximum plot ratio of 0.4 and maximum building height of 3 storeys (9m)]</i>
Application	Renewal of Planning Approval for Temporary Open Storage of Forklifts for a Period of Three Years
Site Context and the Current Proposal	The application site (the Site) abuts Kam Sheung Road ( <b>Plan A-1a</b> ). According to the applicant, the applied use involves open storage of 59 forklifts and seven one-to-two storey structures (not more than 6m in height) with a total floor area of about 806.6m <sup>2</sup> for shelter, warehouse, office, workshop and toilet uses. One parking space each for private car and medium good vehicle (MGV) respectively are provided at the Site. The operation hours are from 9:00 a.m. to 6:00 p.m. from Mondays to Saturdays, with no operation on Sundays and statutory holidays. The layout plan submitted by the applicant is at <b>Drawing A-1</b> .
Last Previous Relevant Application <sup>1</sup>	Application No. A/YL-KTS/958 approved on 5.5.2023 for a period of three years until 25.5.2026, which was submitted

<sup>1</sup> The Site, in part or in full, is involved in 15 approved previous applications (No. A/YLKTS/63, 155, 264, 312, 343, 396, 418, 493, 527, 541, 630, 635, 731, 843 and 958) for the same applied use as the current application. Whilst the first five applications were submitted under the then “Undetermined” zone, the remaining were submitted under the current “OU(RU)” zone. Except applications No. A/YL-KTS/63 and 493 which were approved for two years and one year in 1996 and 2010 respectively, the remaining 13 applications were approved each for a period of three years between 1999 and 2023.

	<p>by the same applicant for the same use at the same site with the same development parameters and layout.</p> <p>(Please refer to <a href="https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_YL-KTS_958/A_YL-KTS_958_MainPaper.pdf">https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_YL-KTS_958/A_YL-KTS_958_MainPaper.pdf</a> for details of the last previous relevant application)</p>
<p>Justifications from the Applicant (<b>Appendix I</b>)</p>	<p>(a) The applied use has been operating at the Site since 1999 and has not caused adverse impacts on the surrounding areas and nearby residents. The development would encourage industrial/commercial activities in the area and provide job opportunities, thereby facilitating development in the rural area.</p> <p>(b) There is no change in the applied use and layout of the development between the current application and the last approved application No. A/YL-KTS/958. All approval conditions of the last application have been complied with.</p> <p>(c) The existing drainage facilities, fire service installations and landscaping on the Site shall be maintained to the satisfactory of concerned departments. In support of the current application, the applicant has submitted the latest condition record of the existing drainage facilities and the latest fire certificates.</p>
<p>Compliance with the “Owner’s Consent/Notification” requirements<sup>2</sup></p>	<p>Notified the current land owner by publishing notices in local newspapers and sending notice to the Pat Heung Rural Committee.</p>

## **2. Planning Considerations and Assessments**

	<b><u>Criteria</u></b>	<b><u>Yes</u></b>	<b><u>No</u></b>	<b><u>Remarks</u></b>
(a)	<p>In line with <a href="#">TPB PG No. 34D</a><sup>3</sup>, including:</p> <p>i. no material change in planning circumstances since the previous approval was granted (e.g. a change in planning policy/zoning for the area) or land uses of surrounding areas);</p>	✓		<p>Whilst the applied use is not in line with the planning intention of the “OU(RU)” zone, there is currently no known proposal for long-term development involving the Site and approval of the application on a temporary basis will not frustrate the long-term planning intention of the “OU(RU)” zone.</p>

<sup>2</sup> As set out in TPB Guidelines on Satisfying the ‘Owner’s Consent/Notification’ Requirements under Sections 12A and 16 of the Town Planning Ordinance ([TPB PG-No. 31B](#)).

<sup>3</sup> TPB Guidelines No. 34D on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development.

	<p>ii. no adverse planning implications arising from the renewal of the planning approval (e.g. pre-emption of planned permanent development);</p> <p>iii. all the time-limited approval conditions under the previous approval have been complied with; and</p> <p>iv. the 3-year approval period sought does not exceed the duration of the last approval.</p>			
(b)	In line with <a href="#">TPB PG-No.13G</a> <sup>4</sup>	✓		Previous planning approvals have been granted.
(c)	In line with <a href="#">TPB PG-No.38</a> <sup>5</sup>	✓		The applied use would not adversely affect the rural environment, the conservation of the rural landscape and the maintenance of the rural character of the area and its surroundings, nor would it overstrain the capacity of existing and planned infrastructure.
(d)	Any other relevant considerations (e.g. minor change in layout/development parameters)?		✓	Nil
(e)	Any adverse departmental comments?	✓		<p>Relevant government departments consulted, except the Director of Environmental Protection (DEP), have no objection to or no adverse comment on the application (<b>Appendix II</b>).</p> <p><u>Adverse Departmental Comments</u></p> <ul style="list-style-type: none"> <li>DEP does not support the application from environmental planning perspective. Based on the applicant's submission, the applied use would not involve dusty operation but it would cause traffic of heavy vehicles (i.e. MGVs). According to his review, there are residential structures within 100m from the site boundary. As such,</li> </ul>

<sup>4</sup> TPB Guidelines No. 13G for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance

<sup>5</sup> TPB Guidelines No. 38 for Designation of "OU(RU)" Zone and Application For Development Within "OU(RU)" Zone under Section 16 of The Town Planning Ordinance

				<p>according to the revised ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ (‘CoP’), it is anticipated that the applied use would cause environmental nuisance to the residential structures nearby.</p> <p><u>PlanD’s Assessments</u></p> <ul style="list-style-type: none"> <li>• To address DEP’s concerns, the applicant will be advised to follow the revised ‘CoP’ to minimise any potential environmental nuisance caused by the applied use. The operation of the applied use is also subject to the relevant pollution control ordinances.</li> <li>• To address the technical requirements of concerned departments, relevant approval conditions are recommended in paragraph 4 below.</li> </ul>
(f)	Public comments received during statutory publication period		✓	No public comment was received.

### **3. Planning Department’s View**

- No objection to the application.

### **4. Decision Sought**

- 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 26.5.2026 to 25.5.2029. The following conditions of approval and advisory clauses are 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 an updated record of the existing drainage facilities on the site 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 **26.8.2026**;
- (c) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;

- (d) if any of the above planning condition (a) or (c) 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
- (e) if the above planning condition (b) 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 III**.

- There is no strong reason to recommend rejection of the renewal application.

**Attachments**

<b>Appendix I</b>	Application Form with Attachments and Supplementary Information received on 26.3.2026 and 27.3.2026 respectively
<b>Appendix Ia</b>	Further Information (FI) received on 21.4.2026 (accepted and exempted from publication and recounting requirements)
<b>Appendix Ib</b>	FI received on 27.4.2026 (accepted and exempted from publication and recounting requirements)
<b>Appendix II</b>	Government Departments with No Objection / No Adverse Comment
<b>Appendix III</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	Layout Plan
<b>Plan A-1a</b>	Location Plan with Similar Applications
<b>Plan A-1b</b>	Location Plan with Previous Applications
<b>Plan A-2</b>	Site Plan

**PLANNING DEPARTMENT  
MAY 2026**