

**Relevant Extracts of Town Planning Board Guidelines on
Application for Open Storage and Port Back-up Uses
(TPB PG-No. 13G)**

1. On 14.4.2023, 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) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. Planning permission for a maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows
- (a) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of the sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought; and
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, notwithstanding other criteria set out in the Guidelines are complied with.

**Similar S.16 Applications for Temporary Open Storage and Warehouse
within “Recreation” Zone in the Vicinity of the Application Site in the Past Five Years**

Approved Applications

	Application No.	Uses/Developments	Date of Consideration
1.	A/NE-TKLN/77 [#]	Proposed Temporary Logistic Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities for a Period of Three Years	15.3.2024 (Revoked on 15.12.2025)
2.	A/NE-TKLN/85	Proposed Temporary Warehouse (Storage of Building Materials and Metal) for a Period of Three Years	20.9.2024
3.	A/NE-TKLN/86	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years	20.9.2024
4.	A/NE-TKLN/93	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of Three Years	28.2.2025
5.	A/NE-TKLN/116 [#]	Proposed Temporary Logistics Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities for a Period of Three Years	6.2.2026
6.	A/NE-TKLN/114	Proposed Temporary Open Storage and Warehouse for Storage of Vehicle Parts with Ancillary Vehicle Repair Workshop for a Period of Three Years	13.3.2026

Remarks

[#] : Applications No. A/NE-TKLN/77 and 116 involve the same site.

Rejected Application

Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
A/NE-TKLN/47 [#]	Temporary Open Storage of Construction Equipment and Materials for a Period of Three Years	9.9.2022	R1, R2

Rejection Reasons

- R1 The proposed use was not in line with the planning intention of the “Recreation” zone which was primarily for low-density recreational developments for the use of the general public. It encouraged 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. There was no strong planning justification in the current submission for a departure from the planning intention, even on a temporary basis.
- R2 The applicants failed to demonstrate that the proposed use would not generate adverse traffic and landscape impacts on the surrounding areas.

Remarks

- [#] : Application No. A/NE-TKLN/47 involves part of the site of applications No. A/NE-TKLN/77 and 116.

Government Departments' General Comments

1. Traffic

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- no comment on the application from highways maintenance point of view; and
- his advisory comments are at **Appendix V**.

2. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection to the application from public drainage viewpoint;
- the submitted drainage proposal has not been prepared to her satisfaction. Should the application be approved, approval conditions should be included to request the applicant to submit and implement a revised drainage proposal for the Site to ensure that it will not cause adverse drainage impact on the adjacent areas. The drainage facilities should be properly maintained at all times during the planning approval period and rectified if they are found inadequate/ineffective during operation;
- the Site is in an area where public sewerage connection is available; and
- her advisory comments are at **Appendix V**.

3. Fire Safety

Comments of the Director of Fire Services (D of FS):

- no objection in principle to the proposal subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and
- his advisory comments are at **Appendix V**.

4. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo taken in 2025, the Site is located in an area of rural inland plain landscape character comprising village houses, farmlands, warehouses, temporary structures, vegetated areas and tree clusters. The proposed uses are considered not entirely incompatible with the surrounding environment;
- with reference to the site photos taken on 13.3.2026 and site visit on 23.3.2026, the Site was fenced-off and formed. As stated in the Application Form and paragraph 4.5 of the Planning Statement, a few fruit trees are located on the edge of the Site and tree felling is not involved; and
- her advisory comments are at **Appendix V**.

5. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application;
- it is noted that six structures and drainage works are proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorised building works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO; and
- his advisory comments are at **Appendix V**.

6. Other Departments

The following government departments have no objection to/no comments on the application:

- (a) Director of Agriculture, Fisheries and Conservation (DAFC);
- (b) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (c) Project Manager (North), CEDD (PM(N), CEDD);
- (d) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (e) Commissioner of Police (C of P); and
- (f) District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) to resolve any land issue relating to the proposed uses with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- (i) the Site comprises Government land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the Site is required to pass through GL but no right of access via GL is granted to the Site;
 - (ii) no consent is given for inclusion of GL (about 1,574m²) as mentioned in the Application Form in the Site;
 - (iii) the following irregularities not covered by the planning application have been detected by his office:
unauthorised structure(s) within Lot 1357 S.B RP in D.D. 78 not covered by the planning application
there are unauthorised structures on the private lot which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/regularise the lease breaches as demanded by LandsD;
 - (iv) erection of unauthorised structures should not be encouraged. The lot owner(s) should remove all the unauthorised structures immediately; and
 - (v) the lot owners(s)/applicant shall either (i) remove the unauthorised structure(s) not covered by the planning application immediately; or (ii) include the unauthorised structure(s) in the planning application for the further consideration by the relevant departments and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to his office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structure(s) erected and the occupation of the GL. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be in whole lot basis and the STW/STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner(s)/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future;
- (c) to note the comments of the Commissioner for Transport (C for T) that sufficient maneuvering space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories East (CHE/NTE), HyD that:
- (i) the proposed access arrangement, swept path analysis and traffic impact should be commented by the Transport Department;
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and

- (iii) the applicant should take adequate precautionary measures to avoid damaging roads, street furniture, drainage and slopes, etc. maintained by his office. Damage caused to roads, street furniture, drainage and slopes, etc. maintained by his office due to the proposed work shall be repaired to his satisfaction at the applicant's own costs;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the submitted drainage proposal has not been prepared to her satisfaction. The applicant should submit a revised drainage proposal for her review;
 - (ii) the drainage facilities should be rectified if they are found inadequate/ineffective during operation;
 - (iii) the applicant should construct and maintain the proposed drainage facilities whether within or outside the Site at his own expense; and
 - (iv) the Site is in an area where public sewerage connection is available. The Environmental Protection Department (EPD) should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed uses;
- (f) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) he has the following comments on the submitted fire service installations proposal:
 - in relation to the provision of stand-alone fire detector, where two or more stand-alone fire detectors are installed in an enclosed structure, all detectors shall be interconnected (either wired or wirelessly) such that when one of the fire detectors is triggered, all connected detectors shall sound an alarm simultaneously;
 - fire extinguishers with appropriate type and quantity shall be provided for open storage area where the fire extinguishers are easily accessible by person in charge; and
 - the number of fire extinguishers shall be provided according to the formula = [storage area](m²) x [0.003]; and
 - (ii) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of the formal submission of general building plans;
- (g) to note the comments of the Director of Environmental Protection (DEP) that the applicant should (i) follow the relevant mitigation measures and requirements in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' ('COP') and to meet the statutory requirements under relevant pollution control ordinances, and (ii) follow the requirements of 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 properly handle the sewage produced from the proposed uses;
- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant should seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (i) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that:
 - (i) the proposed uses are located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024; and

- (ii) the proposed uses fall within the proposed boundary of the Priority Development Area (PDA) in NTN New Town. Government-initiated works for the PDA may commence in 2028/29 the earliest. Subject to the land use planning in the P&E Study, the proposed uses would need to be vacated for the site formation works. The applicant should take account of the above if the proposed uses are pursued; and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) it is noted that six structures and drainage works are proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorised building works (UBW) under BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO; and
 - (ii) the applicant's attention is drawn to the following points:
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage;
 - if any existing structure is erected on leased land without the approval of BA, they are UBW under BO and should not be designated for any proposed uses under the application;
 - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of B(P)R;
 - the 13m high warehouses are considered excessive. It should be justified upon formal plan submission to BD; and
 - detailed checking under BO will be carried out at building plan submission stage.

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寄件日期: 2026年03月23日星期一 11:47
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致城市規劃委員會秘書：

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傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-TKLN/123

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

見附頁

「提意見人」姓名/名稱 Name of person/company making this comment _____

簽署 Signature



日期 Date

23.3.2026

城市規劃委員會：

就新界北打鼓嶺北蓮麻坑路申請：A/NE-TKLN/123

擬建臨時露天貯物及倉庫存放建築材料及機械和鄉郊工場連附屬設施提出意見

就標題的申請，本人經與居民共同討論，我們對此非常關切與堅決反對，理由如下：

一、交通與安全問題


首先，申請地段正正在蓮麻坑路旁，而蓮麻坑路是本村及以北村落的主要對外通道，更是進出香園圍口岸的重要道路，每日大小車輛往來頻繁。而上述申請倉庫存放建築材料及機械，即經常有重型貨車及中型貨車進出，當貨車拗入倉庫時會慢駛，此情況會嚴重影響蓮麻坑路的暢順通行，或當大型貨車運送建築材料及機械時，若倉庫卸貨區不足，將會臨時停靠在蓮麻坑路上，妨礙車道。

然而，上述申請沒有就車輛的交通影響進行評估，完全莫視交通與安全的問題，我們堅決反對。

二、與新界北新市鎮規劃衝突

根據政府公布新界北新市鎮發展規劃，申請地段屬「優先發展區」，工程預計於 2028/29 年展開，而在附近的較寮村亦將於 2028 年全面收村。因此，如上述申請獲批將成為政府在新市鎮發展中，土地徵收的障礙，批准上述申請是極不合適。

作為香港市民及納稅人，我們認為公帑須用得其所，極不願意日後政府工程收地時用公帑賠償該地段上的作業人，懇請委員會考慮上述申請時三思。

竹園村村代表： 

二零二六年三月廿三日

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1 "附加"

tpbpd/PLAND

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有關的規劃申請編號 The application no. to which the comment relates

A/NE-TKLN/123

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment 姚松毅

簽署 Signature 姚松毅 日期 Date 23.3.2026

城市規劃委員會：

就新界北打鼓嶺北蓮麻坑路申請：A/NE-TKLN/123

擬建臨時露天貯物及倉庫存放建築材料及機械和鄉郊工場連附屬設施提出意見

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竹園村村代表：

二零二六年三月廿三日

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年04月05日星期日 3:26
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主旨: A/NE-TKLN/123 DD 78 Lin Ma Hang Road
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A/NE-TKLN/123

1357S.B RP(Part), 1360RP, 1361 RP and Adjoining Government Land in D.D. 78, Lin Ma Hang Road, Ta Kwu Ling North,

Site area: About 8,250sq.m (Includes Government Land of about 1,574sq.m)

Zoning: "Recreation"

Applied use: Open Storage / Warehouse (Storage of Building Materials / 8 Vehicle Parking

Dear TPB Members,

So, the time line is that govt pledged to reduce the amount of brownfield operations and to concentrate logistics operations within dedicated high rise industrial parks.

It then decided to embark on its grandiose plans for the Northern Metropolis. But instead of developing / encouraging operators to develop the forementioned parks, it lay flat. Then faced with the issue of relocating operations it bulldozed through significant amendments to the planning process including the introduction of the Cat 2 designation to accommodate the relocated businesses, not in an orderly manner but in line with the previous random location of brownfields.

But operators want cheap land and have refused to take up the Cat 2 designations.

DevB has stepped in to allow them to expand into areas outside the designation. This is achieved by providing support so all that is required is to bleat that the operator needs larger and cheaper premises and all guidelines are out the window.

Government employees keep their head down and TPB members who are supposed to act independently acquiesce and fall into line.

The justifications of this application are:

1. The Application Site meets the relocation need of the Applicant;
2. The proposed development **does not contravene the planning intention** of "REC" zone;

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SERIOUSLY??

3. Similar applications have been approved within the same "REC" zone;

YES, THOSE SUPPORTED BY DEVB, MANY OTHERS HAVE BEEN REJECTED

4. The proposed development allows optimization of valuable land resources;

OPEN STORAGE AND LOWRISE WAREHOUSES ARE GROSSLY INEFFICIENT LAND USES

5. The proposed development is considered not incompatible with surrounding land uses;

UNTIL DEVB STEPPED IN APPROVALS WERE GIVEN ONLY FOR HOLIDAY CAMPS

6. The proposed development will not generate adverse traffic, environmental and drainage impacts on the surrounding areas;

SERIOUSLY??

7. The proposed development is in compliance with TPB PG-No.13G;

LIN MA HANG ROAD IS NOT CAT 2

8. The proposed development will not create undesirable precedent.

CORRECT BECAUSE THAT HAS ALREADY BEEN CREATED

But with DevB stamp of approval these issues are irrelevant.

Mary Mulvihill