

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTN/1265

<u>Applicant</u>	:	New Territories West District and Maintenance Division, Highways Department (HyD) represented by Goldrich Planners and Surveyors Limited
<u>Site</u>	:	Government Land (GL) in D.D. 103, Au Tau, Yuen Long
<u>Site Area</u>	:	About 3,737m ²
<u>Land Status</u>	:	GL
<u>Plan</u>	:	Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11
<u>Zoning</u>	:	“Residential (Group D)” (“R(D)”)
<u>Application</u>	:	Proposed Temporary Government Use (Maintenance Depot) for a Period of Ten Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary government use (maintenance depot) for a period of ten years at the application site (the Site), which falls within an area zoned “R(D)” on the OZP (**Plan A-1**). According to the Notes of the OZP for the “R(D)” zone, ‘Government Use (not being Police Reporting Centre or Post Office)’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board). The Site is currently fenced-off and hard-paved, partly occupied by temporary structures and construction materials with trees along the periphery of the Site (**Plans A-2 to A-4**).
- 1.2 According to the applicant, the application is to facilitate relocation of an existing HyD’s maintenance depot at Hong Yip Street, Yuen Long (about 3,832m² in size) to the Site to allow continuous regular management and maintenance (M&M) of public roads in Tuen Mun and Yuen Long Districts carried out by HyD and its appointed contractor(s), before settling in a reserved permanent site at San Tin Technopole. The affected site at Hong Yip Street is tentatively scheduled to be handed over to the Government once the Site is ready for operation.

1.3 The Site is accessible from Castle Peak Road – Tam Mi via a proposed ingress/egress on an existing slope at the northwest of the Site (**Plans A-1 to A-3**). According to the applicant, the proposed use is mainly for storage of materials for road construction and maintenance works (including machineries, construction and demolition materials) with ancillary office for HyD and its appointed contractor(s). It involves six single-storey structures of not more than 9m in height with a total floor area of about 968m² for covered storage, office, toilet, open shed for works area (minor steel works for road construction materials), staff sitting room and covered parking space for private cars, and an open area of about 315m² (8.4% of the Site) for storage of materials for road construction and maintenance work (including road barrier, traffic cone, gravel brick, pipes, construction and demolition materials) with a maximum stacking height of 4m (**Drawing A-1**). Peripheral fencing of 2.5m in height will be erected along the site boundary on all sides (including fencing with sound-proofing materials with surface density of not less than 10kg/m² along the eastern boundary of the Site in order to minimise noise nuisance to the nearby residential structures). Except for necessary minor steel works for road maintenance materials (such as welding), no maintenance activities of vehicles, vehicle repair works and workshop activities as well as the use of public announcement systems, whistle blowing or portable loudspeaker will be involved at the Site at all times. 18 parking spaces for private car (including 11 covered parking spaces) and three parking spaces for heavy goods vehicle (HGV) to support the proposed use will be provided within the Site (**Drawing A-1**). A total of 61 trees of common species identified within the Site and on the slope to its immediate northwest are proposed to be felled for site formation and provision of new vehicular access for the proposed use. According to the applicant, the relevant requirements on tree stipulated in the Development Bureau Technical Circular (Works) No. 4/2020 on “Tree Preservation” (DEVB TC(W) No. 4/2020) will be followed¹ at the detailed design stage. The proposed use will be operated 24 hours daily (including Sundays and public holidays) to cater for emergency roadworks. Loading/unloading activities and minor steel works within the Site will only be conducted between 8:00 a.m. and 6:00 p.m. from Mondays to Saturdays. Plan showing the site layout submitted by the applicant is on **Drawing A-1**.

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

- (a) Application Form with attachments received on 15.7.2026 (**Appendix I**)
- (b) Further Information (FI) received on 8.9.2026* (**Appendix Ia**)

** accepted and exempted from publication and recounting requirements*

¹ According to DEVB TC(W) No. 4/2020, for government projects, if removal of tree(s) is absolutely necessary, a Tree Preservation and Removal Proposal shall be prepared to justify the need for tree removal. The TPRP shall be vetted by the Tree Works Vetting Panel. As far as practicable, implementation of compensatory tree planting should be of a ratio not less than 1:1 in terms of number, i.e. the number of compensatory trees on-site and off-site shall not be lower than that of the number of trees removed including dead trees, but excluding trees of undesirable species. In principle, size of compensatory trees at their maturity, should be appropriate to the location and function.

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in Application Form and FI at **Appendices I** and **Ia**, and can be summarised as follows:

- (a) the site of an existing HyD's maintenance depot at Hong Yip Street, Yuen Long will be handed over to the Government for other use(s) when the Site is ready for operation. A site at San Tin Technopole has been reserved for the permanent relocation of the maintenance depot, but it will not be available until 2036 tentatively. Hence, a site for a temporary depot in the interim is required. The application is to facilitate the temporary relocation of HyD's depot (i.e. the proposed use) to the Site. About 70 staff will be stationed at the Site;
- (b) there is insufficient turning space for HGVs at the existing vehicular access at the north of the Site (**Plan A-2**), and thus a new vehicular access is proposed at the northwestern boundary of the Site to meet the operational need. Sufficient space will be allowed for vehicles manoeuvring within, entering and leaving the Site. The proposed use will generate/attract infrequent trips. Also, septic tanks and soakaway system will be provided within the Site (**Drawing A-1**), which will be designed and constructed according to the requirements of Environmental Protection Department's ProPECC PN 1/23; and
- (c) the proposed felling of trees is considered necessary due to site formation and construction of a new vehicular access for the proposed use. The applicant will follow the requirements as stipulated in the DEVB TC(W) No. 4/2020 at the detailed design stage.

3. **Compliance with the "Owner's Consent/Notification" Requirements**

As the Site involves GL only, the requirements as set out in the Town Planning Board Guidelines on Stratifying the "Owner's Consent /Notification" Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) are not applicable.

4. **Previous Application**

There is no previous application at the Site.

5. **Similar Application**

There is no similar application for government use within the same "R(D)" zone in the vicinity of the Site in the past five years.

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

6.1 The Site is:

- (a) fenced-off and hard-paved, partly occupied by temporary structures and construction materials with trees along the periphery of the Site;
- (b) bounded by an existing slope stretching from the northeast to the southwest; and
- (c) accessible from Castle Peak Road – Tam Mi via a proposed ingress/egress on an existing slope to the immediate northwest of the Site.

6.2 The surrounding areas are rural in character with an intermix of open storage/storage yards/warehouses, residential structures, scattered tree groups and vacant land within the same “R(D)” zone. To the further southeast of the Site (about 100m) is a hydrogen, liquefied petroleum gas (LPG) cum petrol filling station within the “Other Specified Uses” annotated “Petrol Filling Station” zone (**Plan A-2**). Also, there are existing underground town gas mains running along the southwestern to northern boundary of the Site (**Plan A-2**). Kam Tin Road and Tsing Long Highway are to the south and northeast of the Site respectively, and to the further northwest across Castle Peak Road – Tam Mi is mainly woodland within “Green Belt” zone.

7. Planning Intention

The planning intention of the “R(D)” zone is 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.

8. Comments from Relevant Government Departments

All 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, if any, are provided at **Appendices II and III** respectively.

9. Public Comment Received During Statutory Publication Period

On 24.7.2026, the application was published for public inspection. During the statutory inspection period, one public comment was received from an individual objecting to the application mainly on the grounds that the proposed use is not in line with the planning intention of the “R(D)” zone and there is no information in the submission on compensatory planting for the proposed use (**Appendix IV**).

10. Planning Considerations and Assessments

- 10.1 The application is for proposed temporary government use (maintenance depot) for a period of ten years at the Site zoned “R(D)” (**Plan A-1**). The planning intention of the “R(D)” zone is 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. Whilst the proposed use is not in line with the planning intention of the “R(D)” zone, according to the applicant, the proposed use is to facilitate the temporary relocation of an existing HyD’s maintenance depot to the Site to allow continuous regular M&M of public roads in Tuen Mun and Yuen Long Districts until the permanent site reserved at San Tin Technopole becomes available in 2036. Moreover, there is no known long-term development proposal nor land disposal schedule for the Site. It is considered that approval of the application on a temporary basis for ten years would not frustrate the long-term planning intention of the “R(D)” zone.
- 10.2 The Site is bounded by an existing slope stretching from the northeast to southwest, whereas Castle Peak Road – Tam Mi, Kam Tin Road and Tsing Long Highway are located to the northwest, south and northeast. The surrounding areas are rural in character with an intermix of open storage/storage yards/warehouses, residential structures, petrol and LPG cum petrol station, scattered tree groups, woodland and vacant land (**Plan A-2**). The proposed use mainly with covered storage space and office space and a minor portion (about 315m² or 8.4% of the Site) for open storage of materials for road construction and maintenance work (including road barrier, traffic cone, gravel brick, pipes, construction and demolition materials) (**Drawing A-1**) is considered not incompatible with the surroundings of the Site. According to the applicant, the proposed felling of 61 trees within the Site and on the slope to the immediate northwest is required for site formation and provision of new vehicular access for the proposed use. In this regard, the applicant has committed to following the requirements stipulated in the DEVB TC(W) No. 4/2020 at the detailed design stage. The applicant has also committed that except for necessary minor steel works for road maintenance materials (such as welding), no maintenance activities of vehicles, vehicle repair works and workshop activities as well as the use of public announcement systems, whistle blowing or portable loudspeaker will be involved at the Site at all times. Peripheral fencing of 2.5m in height will also be erected along the site boundary on all sides. In particular, fencing with sound-proofing materials with surface density of not less than 10kg/m² will be erected along the eastern boundary of the Site, in order to minimise noise nuisance to the nearby residential structures. The Chief Town Planner/Urban Design and Landscape, Planning Department (PlanD) has no adverse comment on the application from visual and landscape planning perspectives considering the low-rise nature of the proposed use and significant adverse landscape impacts arising from the proposed use are not anticipated.
- 10.3 Relevant government departments consulted, including Commissioner for Transport, Director of Environmental Protection, Chief Engineer/Mainland

North, Drainage Services Department, Director of Fire Services, Director of Agriculture, Fisheries and Conservation, Director of Electrical and Mechanical Services and Head of Geotechnical Engineering Office, Civil Engineering and Development Department, have no objection to or no adverse comment on the application from traffic, environmental planning, drainage, fire safety, nature conservation, gas safety and geotechnical perspectives respectively. In particular, whilst the Site is in close proximity to a hydrogen, LPG cum petrol filling station (about 100m to the further southeast) and high-pressure underground town gas transmission pipelines (**Plan A-2**), Director of Electrical and Mechanical Services has no objection in principle to the application subject to the submission of a Quantitative Risk Assessment and implementation of risk mitigation measures identified therein by the applicant should the application be approved by the Committee. To address other technical requirements of concerned departments, appropriate approval conditions in relation to submissions of technical assessments and/or implementation of mitigation measures/facilities are recommended in paragraph 11.2 below. Taking into account the need of site clearance and formation works at the Site, a longer compliance period (i.e. 9 months for submission part and 12 months for implementation part) as compared with the common temporary uses is suggested to allow more time to fulfil the time-limited approval conditions, should the application be approved by the Committee. Should the application be approved by the Committee, the applicant will also be advised to follow the revised “Code of Practice on Handling the Environmental Aspect of Temporary Uses and Open Storage Use” to minimise any potential environmental impact on the surrounding areas.

- 10.4 Regarding the public comment as mentioned in paragraph 9 above, the departmental comments and planning assessments above are also relevant.

11. Planning Department’s Views

- 11.1 Based on the assessments made in paragraph 10 and having taken into account the public comment mentioned in paragraph 9, PlanD has no objection to the application.
- 11.2 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 ten years until 11.9.2036. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval Conditions

- (a) the submission of a quantitative risk assessment within **9** months from the date of planning approval to the satisfaction of the Director of Electrical and Mechanical Services or of the Town Planning Board by 11.6.2027;
- (b) in relation to (a) above, the implementation of risk mitigation measures identified in the quantitative risk assessment, if necessary, within **12** months from the date of planning approval to the satisfaction of the

Director of Electrical and Mechanical Services or of the Town Planning Board by 11.9.2027;

- (c) the submission of a 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 11.6.2027;
- (d) in relation to (c) above, the implementation of the drainage proposal within **12** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 11.9.2027;
- (e) in relation to (d) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a 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 11.6.2027;
- (g) in relation to (f) above, the implementation of the fire service installations proposal within **12** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 11.9.2027;
- (h) if the above planning condition (e) 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
- (i) if any of the above planning condition (a), (b), (c), (d), (f) or (g) 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 III**.

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

12. Decision Sought

- 12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 12.2 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.

- 12.3 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.

13. Attachments

Appendix I	Application Form with attachments received on 15.7.2026
Appendix Ia	FI received on 8.9.2026
Appendix II	Government departments' general comments
Appendix III	Recommended Advisory Clauses
Appendix IV	Public Comment
Drawing A-1	Site Layout Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
SEPTEMBER 2026**