

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/626

- Applicant** : Gold Harvest Enterprises Limited represented by Aikon Development Consultancy Limited
- Site** : Various Lots in D.D. 124 and adjoining Government Land (GL), Hung Shui Kiu, Yuen Long
- Site Area** : About 13,176m² (including GL of about 240m² (1.8%))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Hung Shui Kiu and Ha Tsuen (HSK & HT) Outline Zoning Plan (OZP) No. S/HSK/3
- Zoning** : “Other Specified Uses” annotated “Enterprise and Technology Park” (“OU(E&TP)”) *[Restricted to a maximum plot ratio of 5 and a maximum building height of 90mPD]*
- Application** : Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses) for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary warehouse and open storage of new vehicles (private cars, taxis, light goods vehicles and light buses) for a period of three years at the application site (the Site) falling within an area zoned “OU(E&TP)” on the OZP (**Plan A-1**). According to the covering Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). The Site is currently used for the applied uses with valid planning permission under application No. A/HSK/483 until 9.10.2026.
- 1.2 The Site is accessible from Tin Ha Road via a local track and the ingress/egress is located at its northeastern part (**Plan A-2**). Under the current application, four temporary structures¹ with a total floor area of about 4,790m² are provided at the Site, comprising a single-storey warehouse (not more than 9.5m in height), a guard room (not more than 2.6m in height), a water tank and pump room (not more than 4.5m in height) and one electricity meter room (not more than 2.6m in height). The remaining open-air area at the western and southern portions of the Site (about

¹ According to the applicant, there are eight temporary structures, with four of them being accommodated within the warehouse structure.

3,200m² or 24.3% of the Site) is used for open storage for new vehicles. Two loading/unloading (L/UL) bays (12m x 50m) and four private car parking spaces (2.5m x 5m) are provided. Storage activities will only be carried out within the Site. The applicant pledges to maintain all existing trees, drainage facilities, fire service installations (FSIs) facilities and fencing within the Site in good condition. The operation hours are from 7:00 a.m. to 8:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays. The location plan with vehicular access, layout plan, the accepted FSIs proposal² and layout of warehouse submitted by the applicant are shown on **Drawings A-1 to A-4** respectively.

- 1.3 The Site was involved in two previous planning applications for temporary warehouse and open storage of new vehicles approved by the Rural and New Town Planning Committee (the Committee) of the Board between 2020 and 2023 (details at paragraph 6 below) (**Plan A-1**).
- 1.4 Compared with the last application No. A/HSK/483 for renewal of temporary warehouse and open storage of new vehicles, the current application is submitted by the same applicant for the same use with substantial reduction in site area due to the land resumption by the Government, which results in corresponding reduction of area for open storage. A comparison of the key development parameters of the current application and the last approved application is summarised as follows:

Key Development Parameters	Approved Application (No. A/HSK/483) (a)	Current Application (No. A/HSK/626) (b)	Difference (b) - (a)
Applied Uses	Proposed Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses) for a period of 3 Years		No change in the applied uses
Site Area	About 23,779.2m ² (including 299.2m ² GL)	About 13,176m ² (including 240m ² GL)	-10,603.2m² (-44.6%)
Open Storage Area (About)	6,700m ²	3,200m ²	-3,500m² (-52.2%)
Site Coverage	19.6%	36.1%	-16.5%
Total floor Area (About)	4,669.4m ²	4,790m ²	+120.6m² (+2.6%)
No. of Structures	9 (4 within one structure) (Warehouse, Site Office and Guard Room, Water Tank and Pump Room, Electricity Meter Room, Ancillary Office and Storeroom)	8 (4 within one structure) (Warehouse, Site Office and Guard Room, Water Tank and Pump Room, Electricity Meter Room, Ancillary Office and Storeroom)	-1
Building Height	2.6-9.5m		No change

² The applicant submitted the accepted FSIs proposal under the previous application No. A/HSK/483.

No. of Private Car Parking Spaces	4		No change
No. of L/UL Bays	4	2	-2
Operation Hours	From 7:00 a.m. to 8:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays		No change

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

(a) Application Form with Planning Statement received on (Appendix I) 3.8.2026

(b) Further Information (FI) received on 17.9.2026* (Appendix Ia)

**accepted and exempted from publication and recounting requirements*

2. **Justifications from the Applicant**

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

- (a) the Site is subject to two previous planning approvals for the same uses (Applications No. A/HSK/231 and 483). The applicant has demonstrated full compliance of planning approval conditions since the first approval in 2020 for the same applied uses. Since a large portion at the western part of the site covered by application No. A/HSK/483 (**Plan A-2**) has been resumed by the Government under the Second Phase development of the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA), a fresh planning application is submitted;
- (b) there are no significant changes in major development parameters of the current application when compared with the last planning permission, except for the reduction in site area due to land resumption;
- (c) since the applied uses are temporary in nature, it would not jeopardise the long-term planning intention of the “OU(E&TP)” zone and the future development of the HSK/HT NDA. A shorter approval period will be accepted by the applicant if considered necessary by the Government and the applicant is willing to hand over the Site unconditionally when required by the Government. Furthermore, considering the gradual development of the HSK/HT NDA, approval of this application could allow additional time for the applicant to identify a permanent site in other areas for future relocation;
- (d) the applied uses will not generate adverse landscape, environmental, drainage and traffic impacts; and
- (e) similar applications for open storage, warehouse, logistics centre uses in the surrounding areas have been approved by of the Board. No undesirable precedent is expected should the current application be approved.

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 on local newspapers and sending notice to the Ha Tsuen Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection. The “Owner’s Consent/Notification” Requirements under Town Planning Board Guidelines PG-No. 31B are not applicable to the GL portion.

4. Town Planning Board Guidelines

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) promulgated on 14.4.2023 is relevant to the application. The Site falls within the HSK/HT NDA under the revised Guidelines. Relevant extract of the Guidelines is attached at **Appendix II**.

5. Background

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

6. Previous Applications

- 6.1 The Site was involved in three previous applications (Nos. A/YL-HT/886, A/HSK/231 and 483) covering different extents of the Site for temporary public vehicle park or temporary warehouse and open storage of new vehicles. Details of these applications are summarised at **Appendix III** and their locations are shown on **Plan A-1**.
- 6.2 Application No. A/YL-HT/886 for temporary public vehicle park (excluding container vehicle) covering the eastern portion of the Site was approved by the Committee on 21.3.2014 for a period of three years. Considerations of this application are not relevant to the current application which involves difference uses.
- 6.3 Application No. A/HSK/231 and its renewal application No. A/HSK/483 submitted by the same applicant of the current application, covering a larger area than the current Site for the same applied uses, were approved with conditions on 9.10.2020 and 22.9.2023 respectively for a period of three years mainly on the considerations that the applied uses were generally in line with the relevant TPB PG-No. 13; not incompatible with the surrounding land uses and no major adverse comments from concerned government departments. All time-limited approval conditions have been complied with. The planning permission under the last application No. A/HSK/483 is valid until 10.10.2026.

7. Similar Application

There is no similar application within the same “OU(E&TP)” zone in the past five years.

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

8.1 The Site is:

- (a) accessible from Tin Ha Road via a local track; and
- (b) fenced, hard-paved and occupied by the applied uses with valid planning permission.

8.2 The surrounding areas are predominantly occupied by vacant and unused land, intermixed with graves and some residential dwellings.

9. Planning Intention

The planning intention of the “OU(E&TP)” zone is primarily to provide development space for accommodating a variety of innovation and technology uses, including research centre, testing and certification, data centre, modern industries and other related businesses and non-polluting industrial uses.

10. Comments from Relevant Government Departments

10.1 Apart from the government departments as set out in paragraphs 10.2 below, other departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses are provided in **Appendices IV** and **V** respectively.

10.2 The following government departments object to/do not support the application:

Land Administration

10.2.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) and the Chief Estate Surveyor/New Development Area, LandsD (CES/NDA, LandsD):

- (a) they object to the application;
- (b) the Site comprises GL and Old Schedule Agricultural Lot(s) 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;
- (c) as the Pre-Clearance Survey (“PCS”) for the project “HSK/HT NDA” has been conducted for the Site, DLO/YL, LandsD will not process either regularisation or new applications for Short Term Waiver (STW)/Short Term Tenancy (STT) in this case;
- (d) the private lots within the Site covered by STW are listed below:

STW No.	Lot(s) in D.D. 124	Purposes
5327	1198 & 1201	Temporary Warehouse and Open Storage of New
5328	1199	

5329	1200	Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses)
------	------	--

- (e) GL within the Site with 240m² (about) is covered by STT No. STTYL0048 for the purposes of “Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses)”; and
- (f) should the application be approved, the applicant should note his advisory comments in **Appendix V**.

Environment

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

- (a) he does not support the application from environmental planning perspective;
- (b) the applied uses would generate traffic of heavy vehicles but not involve dusty operation, and there are sensitive uses in the vicinity of the Site (there are residential dwellings within 100m from the boundary of the Site) (**Plan A-2**);
- (c) no environmental complaints pertaining to the Site were received in the past three years; and
- (d) should the application be approved, the applicant should note his advisory comments in **Appendix V**.

11. Public Comment Received During Statutory Publication Period

On 11.8.2026, the application was published for public inspection. During the statutory public inspection period, no public comment was received.

12. Planning Considerations and Assessments

12.1 The application seeks planning permission for temporary warehouse and open storage of new vehicles (private cars, taxis, light goods vehicles and light buses) for a period of three years at the Site which falls within the “OU(E&TP)” zone on the OZP (**Plan A-1**). The applied uses are not in line with the planning intention of the “OU(E&TP)” zone and the Project Manager (West) of Civil Engineering and Development Department advises that the Site falls within the Remaining Phase development of HSK/HT NDA which would be gazetted for land resumption shortly (**Plan A-2**). Nonetheless, the Site is covered by a valid planning permission for the applied uses and the applicant has committed to hand over the Site to the Government when required (**Appendix I**). According to the applicant, approval of the planning application will also allow additional time to identify alternative sites for permanent relocation. As such, sympathetic consideration may be given to the current application to allow for continuation of the applied uses in the interim. Nevertheless, should the Committee approve the application, the applicant will be advised that the Site may be resumed by the Government at any time during the planning approval

period for the implementation of Government projects and the applicant should hand over the Site to the Government when required. In this regard, approval of the application on a temporary basis of three years would not jeopardise the long-term development of the Site.

- 12.2 The applied uses are considered not entirely incompatible with the surrounding land uses which are predominantly occupied by vacant and unused land, intermixed with graves and some residential dwellings (**Plan A-2**).
- 12.3 The applied open storage use is generally in line with TPB PG-No. 13G in that the Site falls within the HSK/HT NDA and previous planning approvals for the same applied uses had been granted since 2020. All time-limited approval conditions of the last previous application No. A/HSK/483 have been complied with. The current application is submitted by the same applicant for the same uses with reduction in site area due to the land resumption by the Government while there are no substantial changes to other key development parameters except the reduction of area for open storage. In this regard, sympathetic consideration may be given to the current application.
- 12.4 Other concerned government departments consulted, including the Commissioner for Transport, Chief Engineer/Mainland North, Drainage Services Department and Director of Fire Services have no objection to or no adverse comment on the application from traffic, drainage and fire safety perspectives respectively. While DEP does not support the application as there are sensitive uses in the vicinity (with residential dwelling within 100m from the boundary of the Site) (**Plan A-2**) and the development involves the use of heavy vehicles, no substantial environmental complaint pertaining to the Site has been received in the past three years. Should the application be approved, the applicant will be advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' in order to minimise the possible environmental nuisance on the surrounding areas. To address the technical requirements of concerned departments, relevant approval conditions are recommended in paragraph 13.2 below. Regarding the concerns of DLO/YL and CES/NDA of LandsD on the processing of STW/STT, should the Committee approve the application, the applicant will be advised to liaise with LandsD on the land administrative matters.
- 12.5 Two previous applications had been approved between 2020 and 2023 for the applied uses (**Plan A-1**). Approval of the current application is in line with the previous decisions of the Committee.

13. Planning Department's Views

- 13.1 Based on the assessments made in paragraph 12, the Planning Department 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 three years until **25.9.2029**. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) the submission of a drainage proposal within **6** months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **25.3.2027**;
- (b) in relation to (a) above, the implementation of the drainage proposal within **9** months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **25.6.2027**;
- (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 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 **25.3.2027**;
- (e) in relation to (d) above, the implementation of the 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 **25.6.2027**;
- (f) if any of the above planning condition (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
- (g) if any of the above planning condition (a), (b), (d) or (e) 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**.

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

the applied uses are not in line with the planning intention of the "OU(E&TP)" zone which is to provide development space for accommodating a variety of innovation and technology uses, including research centre, testing and certification, data centre, modern industries and other related businesses and non-polluting industrial uses. There is no strong planning justification in the submission for a departure from the planning intention, even on temporary basis.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval conditions(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 with Planning Statement received on 3.8.2026
Appendix Ia	FI received on 17.9.2026
Appendix II	Relevant Extract of TPB PG-No. 13G
Appendix III	Previous Applications
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Drawing A-1	Location Plan with Vehicular Access
Drawing A-2	Indicative Layout Plans
Drawings A-3 to A-4	FSIs Proposal
Plan A-1	Location Plan with Previous Applications
Plan A-2	Site Plan with Vehicular Access
Plan A-3	Aerial Photo
Plans A-4a to 4b	Site Photos

**PLANNING DEPARTMENT
SEPTEMBER 2026**