RNTPC Paper No. A/NE-MKT/72
For Consideration by the
Rural and New Town Planning
Committee on 20.11.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-MKT/72

Applicant	:	萬盛行（合和）有限公司
Site	:	Lots 70 S.A RP and 72 in D.D. 86 and Lot 472 RP (Part) in D.D. 90, Man Kam To, New Territories
Site Area	:	About 1,235m^2
Lease	:	Block Government Lease (demised for agricultural use)
Plan	:	Approved Man Kam To Outline Zoning Plan (OZP) No. S/NE-MKT/7
Zoning	:	"Agriculture" ("AGR")
Application	:	Proposed Temporary Warehouse for Storage of Car Parts and Associated Filling of Land for a Period of Three Years

1. The Proposal

1.1 The applicant seeks planning permission for proposed temporary warehouse for storage of car parts and associated filling of land for a period of three years at the application site (the Site) falling within an area zoned "AGR" on the OZP (**Plan A-1**). According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years, and filling of land within the "AGR" zone require planning permission from the Town Planning Board (the Board). The Site is vacant, and generally covered with wild vegetation and trees (**Plans A-4a** and **A-4b**).

1.2 According to the applicant[1], the application is for proposed warehouse for the storage of car parts to directly complement the adjoining temporary vehicle repair workshop covered by a valid planning permission under application No. A/NE-MKT/49[2] (**Plan A-2**).

1.3 The Site is abutting Lin Ma Hang Road to the immediate north (**Plan A-2**). According to

[1] The applicant has been engaged by Go Shing (Hopewell) Industrial Limited, one of the landowners of the adjoining site for vehicle repair workshop under application No. A/NE-MKT/49, to submit the current application and handle related site management matters (**Appendix Ib**).

[2] Application No. A/NE-MKT/49 was approved with conditions by the Board on review on 12.12.2025 based on its unique circumstances, including the support from the Commissioner for Tourism, the applicant's prominent market share in cross-boundary coach vehicle repair services, the site's suitability for such operations, the absence of adverse technical issues, the site location within the boundary of the future Ta Kwu Ling New Development Area (formerly known as the New Territories North New Town), and the temporary nature of the application. Whilst Members generally agreed that approval would not set a precedent, some expressed concern over the potential clustering of brownfield operations in the vicinity, potentially forming a coach vehicle repair services cluster in the area.

the submission, the proposed use consists of two single-storey enclosed structures with a total floor area of about 460m^2 and a building height of not more than 7m for warehouses (for storage of car parts for coaches). One loading/unloading (L/UL) space (7m (L) x 3.5m (W)) for light goods vehicle (LGV) is proposed within the Site. The remaining uncovered area (about 775m^2 or about 62.8% of the Site) is designated for landscape and circulation areas. The operation hours of the proposed use are between 9:00 a.m. and 5:00 p.m. on Mondays to Fridays, with no operation on Saturdays, Sundays and public holidays. No public car parking, vehicle repair and dismantling, or other workshop activities will take place at the Site. The layout plan submitted by the applicant is shown in **Drawing A-1**.

1.4 According to the applicant, a 6m-wide ingress/egress is proposed at the northwestern periphery of the Site and sufficient space will be provided within the Site for manoeuvring of vehicles. A swept path analysis for LGV has been submitted in support of the application. According to the traffic management measures proposed by the applicant (**Appendices Ia** and **Id)**, advance booking of the L/UL space will be required to prevent illegal parking; and traffic signs, warning lights and convex mirrors will be installed at the entrance of the Site to ensure pedestrian safety. In addition, the Site will be partly fenced-off with a 1.8m-high boundary fencing, and a 3m-wide pedestrian walkway will be provided between the adjoining temporary vehicle repair workshop and the proposed use for pedestrian traffic and the conveyance of goods by hand-pushed trolleys **(Drawing A-1)**.

1.5 The applicant also applies for filling of land of about 1,030m^2 (about 83.4% of the Site) with concrete by about 0.2m in depth for site formation purpose **(Drawing A-2)**. The applicant commits to reinstate the Site to an amenity area upon expiry of the planning permission. According to the applicant, six existing trees located at the northwestern periphery of the Site will be retained and an additional 12 *Melaleuca quinquenervia* (白千層) will be planted within the Site **(Drawing A-1)**. No Old and Valuable Trees are found within the Site.

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

(a)	Application Form received on 24.9.2026	(**Appendix I**)
(b)	Supplementary Planning Statement (SPS)	**(Appendix Ia)**
(c)	Further Information (FI) received on 8.10.2026 and 12.10.2026*	**(Appendix Ib)**
(d)	FI received on 20.10.2026*	**(Appendix Ic)**
(e)	FI received on 2.11.2026*	**(Appendix Id)**
(f)	FI received on 7.11.2026*	**(Appendix Ie)**

* *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, SPS and FIs at **Appendices I** to **Ie**, as summarised below:

(a) the proposed use is to facilitate the operation of a vehicle repair workshop at the adjoining site under a valid planning application (application No. A/NE-MKT/49) in support of cross-boundary coach services. The existing vehicle repair workshop lacks indoor storage space

for bulk and heavy car parts, including engines, car doors, windows, automotive sensors, washer fluid and batteries etc.;

(b) the Site is considered the most suitable location for the proposed use due to its proximity to the adjoining vehicle repair workshop, whereas off-site storage in Kwai Chung or the New Territories West would cause unnecessary cross-district transport delays. Pre-storing parts nearby minimises repair downtime, reduces emergency transport trips, and stabilises fleet operations for tour buses;

(c) the proposed use, layout, form and scale are considered not incompatible with the surrounding areas;

(d) the proposed use is temporary in nature and would not jeopardise the long-term planning intention of the "AGR" zone;

(e) there are similar precedent cases for warehouse use approved by the Rural and New Town Planning Committee (the Committee) in the same "AGR" zone; and

(f) no significant adverse impacts in terms of environmental, traffic, visual, fire safety, drainage, etc. are anticipated.

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 posting notices near the Site and sending notice to the Ta Kwu Ling District Rural Committee. Detailed information would be deposited at the meeting for Members' inspection.

4. Background

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

5. Previous Application

5.1 The Site is the subject of a previous application (No. A/DPA/NE-MKT/1) submitted by different applicant for open storage of construction materials for a period of three years, which was rejected by the Board on review on 8.10.2013. The planning considerations are not relevant to the current application, which is for a different use.

5.2 Details of the previous application are summarised at **Appendix II** and its location is shown on **Plan A-1**.

6. Similar Applications

6.1 There are 18 similar applications (No. A/NE-MKT/25, 26, 29, 31, 34, 35, 37, 39, 40, 46, 55 to 57, 61, 62, 64, 66 and 67) for temporary warehouses with or without associated filling of land within the same "AGR" zone in the vicinity of the Site in the past five years (**Plan A-1**).

6.2 Amongst them, 13 applications (No. A/NE-MKT/34, 35, 37, 39, 40, 46, 55 to 57, 61, 62, 66 and 67)[3] for proposed temporary warehouse were approved by the Committee between July 2024 and August 2026 mainly on the considerations that the application was to facilitate the relocation of business operations affected by government projects (i.e. Kwu Tung North/Fanling North, Yuen Long South and Hung Shui Kiu/Ha Tsuen New Development Areas) and the Secretary for Development had rendered policy support to the application (except for applications No. A/NE-MKT/62, 66 and 67[4]); there were no major adverse departmental comments on the application; and the proposed use was not entirely incompatible with the surrounding land uses.

6.3 The remaining five applications (No. A/NE-MKT/25, 26, 29, 31 and 64) were rejected by the Committee/the Board on review between September 2023 and September 2026 mainly for the reasons of having no strong planning justification for a departure from the planning intention of the "AGR" zone; and/or being failed to demonstrate that the proposed/applied use would not induce adverse traffic, drainage, landscape and/or environmental impacts on the surrounding areas. For applications No. A/NE-MKT/25 and 29, the sites were subsequently covered by two approved similar applications (No. A/NE-MKT/56 and 62) for proposed temporary warehouse as mentioned in paragraph 6.2 above.

6.4 Details of the similar applications are summarised at **Appendix III** and their locations are shown on **Plan A-1**.

7. <u>The Site and Its Surrounding Areas</u> (**Plans A-1** to **A-4b**)

7.1 The Site is:

(a) vacant and generally covered with wild vegetation and trees;

(b) located close to a streamcourse to the east running from south to north; and

(c) abutting Lin Ma Hang Road to the immediate north.

7.2 The surrounding areas are of rural character mainly comprising warehouses, storage yards, temporary structures, vegetated areas and tree clusters. To the southeast are four sites subject to planning enforcement actions (enforcement cases No. E/NE-MKT/57 to 60) against unauthorized developments (UDs) involving storage use (including deposit of containers) and/or use for place for parking of vehicles **(Plans A-2** and **A-3b)**. On the opposite side of Lin Ma Hang Road is a site covered with a valid planning permission under application No. A/NE-MKT/61 for a temporary warehouse. To the east and further southwest of the Site are two densely vegetated knolls zoned "Green Belt" ("GB"), which are permitted burial grounds for indigenous villagers.

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[3] The planning permissions under applications No. A/NE-MKT/34, 35, 37, 39 and 40 were revoked on 20.9.2025, 19.4.2026, 10.10.2026, 24.10.2026 and 2.5.2026 respectively, due to non-compliance with approval conditions relating to the submission and/or implementation of drainage proposal/drainage impact assessment, fire service installations proposal, and/or traffic management measures.

[4] While applications No. A/NE-MKT/62 and 66 were not related to the relocation of affected brownfield relocations, the sites have been formed and hard-paved before the date of the first publication in the Gazette of the draft Man Kam To Development Permission Area Plan No. DPA/NE-MKT/1 on 30.7.2010. For application No. A/NE-MKT/67, the site was subject to a previous planning approval for the relocation of an affected brownfield operation.

8. Planning Intention

8.1 The planning intention of the "AGR" zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

8.2 According to the Explanatory Statement of the OZP, as filling of land may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities.

9. Comments from Relevant Government Departments

9.1 Apart from the government departments as set out in paragraphs 9.2 and 9.3 below, other government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and the recommended advisory clauses are provided at **Appendices IV** and **V** respectively.

9.2 The following government departments do not support/have reservations on the application.

Agriculture

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

(a) as the Site possesses potential for agricultural rehabilitation, the proposed use is not supported from agricultural perspective; and

(b) the Site falls within the "AGR" zone and is generally abandoned. Agricultural infrastructures such as road access and water source are also available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc.

Landscape

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

(a) she has reservations on the application from landscape planning perspective;

(b) with reference to the aerial photo taken in 2024, the Site is located in an area of rural inland plain landscape character comprising warehouses, open storages, vegetated areas, tree clusters and temporary structures. The proposed use is considered not entirely incompatible with the surrounding environment;

(c) with reference to recent site visits, the Site is generally covered with vegetation. Some trees of common and undesirable species were observed in it. The proposed use may lead to tree felling and vegetation clearance in the Site;

(d) according to the applicant's submission **(Drawing A-1)**, six existing trees along Lin Ma Hang Road will be retained. 12 new trees of *Melaleuca quinquenervia* (白千層) are proposed to be replanted within the Site; and

(e) her other advisory comments are at **Appendix V**.

9.3 The following government department provides views on the application.

Traffic

9.3.1 Comments of the Commissioner for Transport (C for T):

(a) she has no adverse comment on the application from traffic engineering perspective;

(b) after taking into consideration the location of the Site, existing adjacent developments, traffic conditions, requirement of vehicular access on Lin Ma Hang Road etc., should the application be approved, conditions should be imposed requesting the applicant to submit and implement the proposed traffic management measures before the commencement of any operation, and to maintain the implemented traffic management measures at all times during the planning approval period; and

(c) her other advisory comments are at **Appendix V**.

10. Public Comments Received During Statutory Publication Period

On 6.10.2026, the application was published for public inspection. During the statutory public inspection period, six public comments were received **(Appendix VI)**. Amongst them, five comments from the Ta Kwu Ling District Rural Committee, Resident Representative (RR) of Muk Wu, Indigenous Inhabitant Representative of Muk Wu, RR of Nga Yiu, and an individual object to the application mainly on the grounds that the proposed use is not in line with the planning intention of the "AGR" zone; the proposed use should be considered as vehicle repair workshop, which is a polluting industrial use; approving the current application would irreversibly damage the agricultural land and encourage proliferation of brownfield uses along Lin Ma Hang Road; the cumulative impacts of which would result in a general degradation of the rural environment of the area; the proposed use will cause adverse traffic and drainage impacts, as well as pose risks to pedestrian safety and induce environmental nuisance to surrounding area; the Site does not fall within Category 2 areas under 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); and the applicant fails to justify the substantial uncovered area within the Site for the proposed use. The remaining public comment from a member of the North District Council indicates no comment on the application.

11. Planning Considerations and Assessments

11.1 The application is for proposed temporary warehouse for storage of car parts and associated filling of land for a period of three years at the Site which is zoned "AGR" on the OZP **(Plan A-1)**. The proposed use is not in line with the planning intention of the "AGR" zone which is primarily to retain and safeguard good quality agricultural

land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. DAFC does not support the application from agricultural perspective as the Site possesses potential for agricultural rehabilitation. Although the proposed use is claimed to directly complement the adjoining temporary vehicle repair workshop covered by a valid planning permission under application No. A/NE-MKT/49 **(Plan A-2)**, the applicant has failed to provide sufficient information in the submission to demonstrate the genuine need for a separate warehouse at the Site to support the adjoining workshop, which comprises structures for storage of tools and equipment in the approved scheme. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis.

11.2 The applicant applies for filling of land of about 1,030m^2 (about 83.4% of the Site) with a depth of about 0.2m for site formation purpose **(Drawing A-2)**. Filling of land within "AGR" zone requires planning permission from the Board as it may cause adverse drainage and environmental impacts on the adjacent areas. In this regard, the Chief Engineer/Mainland North of Drainage Services Department has no objection to the application from the public drainage viewpoint and the Director of Environmental Protection has no comment on the filling of land from environmental planning perspective.

11.3 The Site, abutting Lin Ma Hang Road to the immediate north, is located in an area of rural character mainly comprising warehouses, storage yards, temporary structures, vegetated areas and tree clusters (**Plans A-2** to **A-3b**). Sandwiched between the approved temporary vehicle repair workshop to the immediate southwest and densely vegetated land and knoll zoned "AGR" and "GB" to the east, the Site is currently covered with wild vegetation and trees **(Plans A-2**, **A-3a** and **A-3b)**. Although the proposed use is considered not entirely incompatible with the surrounding land uses and the applicant proposes to plant 12 additional trees within the Site **(Drawing A-1)**, CTP/UD&L, PlanD has reservations on the application from landscape planning perspective and advises that the proposed use would involve tree felling and vegetation clearance at the Site **(Plans A-3a** to **A-4b)**. Furthermore, application No. A/NE-MKT/49 for the aforesaid temporary vehicle repair workshop located to the immediate southwest of the Site was approved with conditions by the Board upon review based on its unique circumstances as mentioned in footnote 2 above, and those planning considerations are not applicable to the current application. To the southeast of the Site are four UD sites involving storage use (including deposit of containers) and/or use for place for parking of vehicles under active enforcement actions **(Plans A-2** and **A-3b)**. There is no previous planning permission granted at the Site. Approving the current application would encourage unwarranted proliferation of similar brownfield uses in the subject "AGR" zone, the cumulative impacts of which would result in a general degradation of the rural environment of the area.

11.4 Other relevant government departments consulted, including the Director of Fire Services and Chief Highway Engineer/New Territories East of Highways Department, have no objection to or no adverse comment on the application.

11.5 There are 18 similar applications covering 14 sites for temporary warehouse use within the same "AGR" zone in the past five years **(Plan A-1)**. Among them, 13 applications were approved with conditions by the Committee between July 2024 and August 2026 as detailed in paragraph 6.2 above. However, the planning circumstances of the approved similar applications are different from those of the current application in that the proposed use is not directly related to the relocation of affected brownfield operations and no policy support has been rendered by the relevant government bureau; the Site is not located in close proximity to the major existing brownfield cluster in the area which is mainly at the

opposite side of Lin Ma Hang Road (**Plan A-1**); and the Site is covered by natural vegetation and trees (**Plans A-3b** to **A-4b**).

11.6 Regarding the public comments mentioned in paragraph 10 above, the government departments' comments and planning assessments above are relevant. In addition, TPB PG-No. 13G is not applicable to the current application which is for proposed warehouse use.

12. Planning Department's Views

12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments in paragraph 10 above, PlanD does not support the application for the following reason:

the proposed use with associated filling of land is not in line with the planning intention of the "AGR" zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

12.2 Alternatively, 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 20.11.2029. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval Conditions

(a) the submission of a 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 20.5.2027;

(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 20.8.2027;

(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 20.5.2027;

(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 20.8.2027;

(f) the submission of the design of vehicular run-in/run-out to the Site within 6 months from the date of planning approval to the satisfaction of the Director of Highways or of the Town Planning Board by 20.5.2027;

(g) in relation to (f) above, the provision of vehicular run-in/run-out to the Site within

9 months from the date of planning approval to the satisfaction of the Director of Highways or of the Town Planning Board by 20.8.2027;

(h) the submission and implementation of traffic management measures before the commencement of any operation to the satisfaction of the Commissioner for Transport or of the Town Planning Board;

(i) in relation to (h) above, the implemented traffic management measures shall be maintained at all times during the planning approval period;

(j) if the above planning condition (h) is not complied with before the commencement of any operation, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;

(k) 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;

(l) if any of the above planning condition (a), (b), (d), (e), (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; and

(m) upon the expiry of the planning permission, the reinstatement of the Site, including removal of fill materials and hard paving, and grassing the Site to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are at **Appendix V**.

13. Decision Sought

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

13.2 Should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

13.3 Alternatively, 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. Attachments

Appendix I	Application Form received on 24.9.2026
Appendix Ia	SPS
Appendix Ib	FI received on 8.10.2026 and 12.10.2026
Appendix Ic	FI received on 20.10.2026
Appendix Id	FI received on 2.11.2026
Appendix Ie	FI received on 7.11.2026

Appendix II	Previous Application
Appendix III	Similar Applications
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Appendix VI	Public Comments
Drawing A-1	Layout Plan
Drawing A-2	Proposed Land Filling Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plans A-3a and A-3b	Aerial Photo and Unmanned Aerial Vehicle Photo
Plans A-4a and A-4b	Site Photos

PLANNING DEPARTMENT
NOVEMBER 2026