

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-LFS/554

- Applicant** : 禾泓信邦有限公司
- Site** : Lots 1958 RP, 1959 RP, 1960, 1961, 1962, 1963 (Part), 1979 S.A, 1979 RP, 1980, 1981 and 1982 in D.D. 129, Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 5,856m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/11
- Zoning** : “Recreation” (“REC”)
- Application** : Temporary Warehouse for Storage of Vehicle Parts and Construction Materials for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary warehouse for storage of vehicle parts and construction materials for a period of three years at the application site (the Site) zoned “REC” on the OZP (**Plan A-1**). According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). The Site is currently formed, partly vacant and partly used for the applied use and open storage of vehicles without valid planning permission (**Plans A-2 and A-4a to A-4c**).
- 1.2 The Site is accessible from Deep Bay Road via a local track and through the adjacent site to the west. The ingress/egress is located at the western boundary of the Site (**Drawing A-1**). As shown on the layout plan at **Drawing A-1**, one single-storey and one two-storey structures (about 13m and 6m in height respectively) with a total floor area of 4,508m² will be erected for warehouse (with fire service pump room), office and toilet uses. As indicated in the submission, the warehouse will be used for storage of vehicle parts such as headlights, water tanks, engine belts and brake discs, as well as construction materials including bricks, sand gravel, glass and tiles. According to the applicant, no dismantling, cleansing, repairing, painting spraying and other workshop activities will be carried out at the Site. One parking space for private cars and three loading/unloading spaces for light goods vehicles will be provided. The operation hours will be from 9 a.m. and 7 p.m. from Mondays to Saturdays, and there will be no operation on Sundays and public holidays. Based on

the existing landscape and tree preservation plan (**Drawing A-4**), 30 existing trees along the southern, southwestern and northern peripheries of the Site will be retained at the Site. Plans showing the proposed site layout with vehicular access, drainage proposal, fire service installations (FSIs) proposal and landscape treatment are at **Drawings A-1 to A-4** respectively.

- 1.3 The Site was involved in four previous applications (No. A/YL-LFS/438, 445, 478 and 498) for the same applied use as the current application, which were all approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board between 2022 and 2023. All planning permissions were subsequently revoked due to non-compliance with approval conditions (details at paragraph 5 below).
- 1.4 Compared with the last previous application No. A/YL-LFS/498, the current application is submitted by the same applicant for the same applied use, with larger site area and total floor area. A comparison of the major development parameters between the last approved application and the current application is as follows:

	Last Approved Application No. A/YL-LFS/498 (a)	Current Application No. A/YL-LFS/554 (b)	Difference (b) - (a)
Site Area	about 4,116m ²	about 5,856m ²	+1,740m ² (+42.3%)
Applied uses	Temporary Warehouse for Storage of Vehicle Parts and Construction Materials for a Period of 3 Years		No change
No. of structures	2 • 1 warehouse with office and toilet • 1 fire service pump room	2 • 1 warehouse with fire service pump room • 1 office and toilet	- (Change of layout)
Total Floor Area	about 3,128m ²	about 4,508m ²	+1,380m ² (+44.1%)
Height of structures	1 storey (3m and 13m)	1-2 storeys (6m and 13m)	Minimum height +3m (+100%)
No. of parking spaces	1 (private cars)		No change
No. of loading/unloading spaces	3 (light goods vehicles)		No change
Operation Hours	9 a.m. to 7 p.m. (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 attachments received on 26.3.2025 | (Appendix I) |
| (b) | Supplementary Information (SI) received on 3.4.2025 | (Appendix Ia) |
| (c) | Further Information (FI) received on 11.7.2025* | (Appendix Ib) |
| (d) | FI received on 23.7.2025* | (Appendix Ic) |
- *accepted and exempted from publication requirements*

- 1.6 On 23.5.2025, the Committee agreed to defer making a decision on the application for two months as requested by the applicant.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the attachments to the Application Form, SI and FIs at **Appendices I to Ic**. They can be summarised as follows:

- (a) the applied use is temporary in nature and would not jeopardise the long-term planning intention of the “REC” zone;
- (b) traffic generated by the applied use would concentrate in off-peak hours and would not be significant. Sufficient manoeuvring space would be provided to facilitate turning and U-turn movement of vehicles. No vehicles would queue back to or reverse onto/from public roads. Hence, the applied use would not cause adverse traffic impact to the local road network;
- (c) as no workshop activities and night-time operation will be involved, no adverse environmental impact would be generated;
- (d) the applied use could facilitate the proper management of the Site. By preventing dumping or fly-tipping at the Site, the local environment would be improved; and
- (e) similar applications were approved with conditions by the Board within the same “REC” zone.

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 Ordinance (TPB PG-No. 31B) by posting site notice and sending notification letter to the Ping Shan Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

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

5. Previous Applications

Part of the Site was involved in four previous applications (No. A/YL-LFS/438, 445, 478 and 498) for temporary warehouse for storage of vehicle parts and construction materials for a period of three years, which were approved with conditions by the Committee on 9.9.2022, 25.11.2022, 11.8.2023 and 22.12.2023 respectively mainly on the considerations that temporary approval would not jeopardise the long-term planning intention of the “REC” zone; the applied use was not incompatible with the surrounding land uses; concerned government departments had no objection to the application and the technical concerns could be addressed by approval conditions. The planning permissions of Application No. A/YL-LFS/438, 445 and 478, submitted by different applicants with

different layout and parameters as compared with the current application, were revoked in 2023 to 2024 while that of the last approved application (No. A/YL-LFS/498), submitted by the same applicant as the current application, was revoked on 22.6.2025 due to non-compliance with time-limited approval conditions regarding the implementation of FSIs proposal and submission and implementation of drainage proposal. As mentioned in paragraph 1.4 above, when compared with the last approved application, the current application is for the same applied use with larger site area and total floor area as well as different layout and parameters. Details of these previous applications are summarised in **Appendix II** and their locations are shown on **Plan A-1**.

6. Similar Applications

- 6.1 Within the same “REC” zone, there were 17 similar applications (No. A/YL-LFS/361, 368, 392, 410, 441, 442, 449, 455, 457, 469, 482, 490, 497, 510, 538, 557 and 558) covering 14 sites involving temporary warehouse/storage use in the past five years. Details of these similar applications are summarised at **Appendix II** and their locations are shown on **Plan A-1**.
- 6.2 All 17 applications were approved with conditions by the Committee between 2020 and 2025 on similar considerations as stated in paragraph 5 above.

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

- 7.1 The Site is:
 - (a) formed, partly vacant and partly used for the applied use and open storage of vehicles without valid planning permission;
 - (b) accessible from Deep Bay Road via a local track and through the adjacent site to the west; and
 - (c) within the Lau Fau Shan Site of Archaeological Interest.
- 7.2 The surrounding areas are predominated by open storage yards and warehouses. Other uses such as vehicle repair workshops, pig farms, residential dwellings, vacant/unused land and a temple are also found in the vicinity.

8. Planning Intention

The “REC” zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

9. Comments from Relevant Government Bureau/Departments

All government bureau/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 III and IV** respectively.

10. Public Comment Received During Statutory Publication Period

On 8.4.2025, the application was published for public inspection. During the statutory public inspection period, one public comment from an individual (**Appendix V**) was received objecting to the application mainly on grounds that the approval conditions of the previous application had not been complied with.

11. Planning Considerations and Assessments

11.1 The application is for temporary warehouse for storage of vehicle parts and construction materials for a period of three years within the “REC” zone of the OZP (**Plan A-1**). Although the applied use is not in line with the planning intention of the “REC” zone, there is no known development proposal at the Site. Approval of the application on a temporary basis for a period of three years would not jeopardise the long-term planning intention of the “REC” zone. Notwithstanding the above, the Project Manager (West) of Civil Engineering and Development Department advises that the Site falls within the study area of Lau Fau Shan Development in which the implementation and land resumption/clearance programme is currently being reviewed under the relevant investigation study and subject to change. Should the application be approved, the applicant should be reminded that the Site may be resumed by the Government at any time during the planning approval period for potential development project and advised not to carry out any substantial works therein.

11.2 The Site is located within an area predominated by open storage yards and warehouses with other uses such as vehicle repair workshops, pig farms, residential dwellings, vacant/unused land and a temple in the vicinity. The applied use is considered not incompatible with the surrounding land uses.

11.3 Concerned government departments consulted, including the Commissioner for Transport (C for T), Director of Environmental Protection, Chief Engineer/Mainland North of Drainage Services Department (CE/MN of DSD), Director of Fire Services (D of FS) and Chief Heritage Executive (Antiquities and Monuments) of Antiquities and Monuments Office have no objection to or no adverse comment on the application from traffic, environmental, drainage, fire safety and archaeological aspects respectively. The technical requirements of relevant departments could be addressed by imposing approval conditions recommended in paragraph 12.2 below. To minimise possible environmental nuisance, the applicant will be advised to follow the latest ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’.

11.4 Part of the Site is the subject of four previous applications (No. A/YL-LFS/438, 445, 478 and 498) for proposed temporary warehouse for storage of vehicle parts and construction materials for a period of three years (**Plan A-1**) approved with conditions by the Committee as detailed in paragraph 5 above. The last planning permission (No. A/YL-LFS/498), which was submitted by the same applicant with smaller site area/total floor area and different layout as compared with the current application, was revoked on 22.6.2025 due to non-compliance with time-limited

approval conditions regarding the implementation of FSIs proposal and submission and implementation of drainage proposal. For the current application, the applicant has submitted drainage and FSIs proposals and both CE/MN of DSD and D of FS have no objection to the application. As such, sympathetic consideration may be given to the current application. Should the application be approved, the applicant will be advised that should he fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given to any further applications.

11.5 There are 17 approved similar applications covering 14 sites within the same “REC” zone in the past five years, as stated in paragraph 6 above. Approval of the current application is in line with the previous decisions of the Committee.

11.6 Regarding the public comment received objecting to the application as summarised in paragraph 10 above, the planning considerations and assessments in paragraphs 11.1 to 11.5 above are relevant.

12. Planning Department’s Views

12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comment mentioned in paragraph 10 above, the Planning Department has no objection to the application.

12.2 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 three years until **5.9.2028**. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval Conditions

- (a) the submission of a revised 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 **5.3.2026**;
- (b) in relation to (a) above, the implementation of the revised 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 **5.6.2026**;
- (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 revised 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 **5.3.2026**;
- (e) in relation to (d) above, the implementation of the revised 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 **5.6.2026**;
- (f) if 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**.

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

the applied use is not in line with the planning intention of the "REC" zone, which is primarily for recreational developments for the use of the general public. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant planning permission.
- 13.2 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 permission should be valid on a temporary basis.
- 13.3 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.

14. Attachments

Appendix I	Application Form with attachments received on 26.3.2025
Appendix Ia	SI received on 3.4.2025
Appendix Ib	FI received on 11.7.2025
Appendix Ic	FI received on 23.7.2025
Appendix II	Previous and Similar Applications
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comment Received During Statutory Publication Period
Drawing A-1	Layout and Vehicular Access Plan
Drawing A-2	Drainage Plan
Drawing A-3	Fire Service Installations Plan
Drawing A-4	Existing Landscape and Tree Preservation Plan
Plan A-1	Location Plan with Previous and Similar Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4c	Site Photos

**PLANNING DEPARTMENT
SEPTEMBER 2025**