

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-LFS/581

- Applicant** : Thriving Fit Holdings Limited represented by PlanPlus Consultancy Limited
- Site** : Lots 2393 RP and 2394 RP in D.D. 129, Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 1,414.6m²
- 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** : “Residential (Group D)” (“R(D)”)
[restricted to a maximum plot ratio (PR) of 0.2 and a maximum building height (BH) of 2 storeys (6m)]
- Application** : Proposed Temporary Warehouse for Storage of Metal Ware, Spare Parts and Wires with Ancillary Office for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary warehouse for storage of metal ware, spare parts and wires with ancillary office for a period of three years at the application site (the Site) (**Plan A-1**) zoned “R(D)” on the OZP. 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 fenced off, largely vacant and occupied by some vacated temporary structures (**Plans A-4a to A-4b**).
- 1.2 The Site is accessible from Deep Bay Road (**Drawing A-1** and **Plan A-2**). As shown on the layout plan at **Drawing A-1**, the proposal comprises 11 structures of one to two storey(s) (about 2.59m – 5.18m in height), with a total floor area of about 494.9m² for storage, ancillary office, pump room and toilet uses. One parking space for private car and one loading/unloading space for light goods vehicle (LGV) would be provided.
- 1.3 According to the applicant, the operation hours would be between 10 a.m. and 7 p.m. from Mondays to Fridays, and between 10 a.m. to 2 p.m. on Saturdays. There would be no operation on Sundays and public holidays. Septic tank system is provided for sewage treatment.

- 1.4 The Site was involved in a previous planning application (No. A/YL-LFS/421) submitted by a different applicant for the same use, which was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 4.3.2022. The planning permission was subsequently revoked in December 2023 (details at paragraph 5 below). Compared with the previous application, the current application involves a larger site area and two additional structures for storage and pump room uses. A comparison of the major planning parameters is provided below.

	Previous Approved Application No. A/YL-LFS/421 (a)	Current Application No. A/YL-LFS/581 (b)	Difference (b) - (a)
Site Area	about 1,153.5m ²	about 1,414.6m ²	+261.1m ² (+22.6%)
Use	Temporary Warehouse for Storage of Metal Ware, Spare Parts and Wires with Ancillary Office for a Period of 3 Years		No change
No. of Temporary Structures	9	11	+2 (+22%)
Total Gross Floor Area	About 595.8m ²	About 494.9m ²	-100.9m ² (-16.94%)
Building Height	1 to 2 Storeys (about 2.59m – 5.18m)		No change
Parking and Loading/Unloading Space	1 (parking for private car) 1 (loading/unloading for LGV)		

- 1.5 In support of the application, the applicant has submitted the Application Form with attachments which were received on 23.10.2025 (**Appendix I**).

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form and the supporting planning statement at **Appendix I**. They can be summarised as follows:

- (a) given its temporary nature, and that there is no known development programme in the subject “R(D)” zone, approval of the application for a period of three years will not frustrate the long-term planning intention of the “R(D)” zone;
- (b) the surroundings of the Site are predominantly open storage uses and temporary structures. The proposed use is not incompatible with the surroundings;
- (c) the Site is located in an area with similar uses and high accessibility by various means of transport. It is a suitable location for the proposed use; and
- (d) the current application is subject to a previous planning approval (No. A/YL-LFS/421) granted for the same proposed use.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is the sole current land owner of the Site. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

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

5. Previous Application

The Site was involved in a previous planning application (No. A/YL-LFS/421) for the same use, which was approved with conditions by the Committee on 4.3.2022 mainly on considerations that temporary approval would not jeopardise the long-term planning intention; the applied use was not incompatible with the surrounding area; and concerned government departments generally had no objection to the application and/or the technical concerns could be addressed by approval conditions. However, the planning permission was subsequently revoked in December 2023 due to non-compliance with time-limited approval conditions on implementation of drainage and fire service installations proposals. Details of the previous application are summarised in **Appendix II** and its location is shown on **Plan A-1**.

6. Similar Application

There is no similar application within the same “R(D)” zone on the OZP.

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

7.1 The Site is:

- (a) fenced off, largely vacant and occupied by some vacated temporary structures; and
- (b) accessible from Deep Bay Road.

7.2 The surrounding areas are predominated by open storage yards, warehouses, car park and vacant land. A low-rise residential development named Deep Bay Grove is located to its further northwest within the “Residential (Group C)” zone.

8. Planning Intention

The “R(D)” zone is intended 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.

9. Comments from Relevant Government Departments

All 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 31.10.2025, the application was published for public inspection. During the statutory public inspection period, one public comment from an individual (**Appendix V-1**) was received objecting to the application mainly on grounds of safety concerns and the previous approval at the Site was revoked due to non-compliance with approval conditions.

11. Planning Considerations and Assessments

- 11.1 The application is for proposed temporary warehouse for storage of metal ware, spare parts and wires with ancillary office for a period of three years at the Site zoned “R(D)” on the OZP. Whilst the proposed use is not in line with the planning intention of the “R(D)” zone, there is no known development programme to implement the zoned use at the Site. Approval of the application on a temporary basis of three years would not jeopardise the long-term development of the area. Notwithstanding the above, the Project Manager (West) of Civil Engineering and Development Department (CEDD) 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 and subject to change. Should the application be approved, the applicant would 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 in an area predominated by open storage yards, warehouses, car parks and vacant land. The proposed use is considered generally not incompatible with the surrounding areas.
- 11.3 Concerned government departments consulted including the Commissioner for Transport, Director of Environmental Protection, 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, environmental, drainage and fire safety perspectives respectively. To address the technical requirements of the concerned government departments, relevant approval conditions have been recommended in paragraph 12.2 below.
- 11.4 The Site was involved in a previous planning application (No. A/YL-LFS/421) for the same use approved with conditions by the Committee as detailed in paragraph 5 above. Approval of the current application is in line with the previous decision of the Committee.
- 11.5 Regarding the public comment as stated in paragraph 10 above, the planning considerations and assessments in paragraphs 11.1 to 11.4 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 **19.12.2028**. 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 **19.6.2026**;
- (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 **19.9.2026**;
- (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 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 **19.6.2026**;
- (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 **19.9.2026**;
- (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 conditions (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 proposed use is not in line with the planning intention of the "R(D)" zone which is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. There is no strong planning justification 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 the 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 the 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 received on 23.10.2025
Appendix II	Previous Application
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comment Received During Statutory Publication Period
Drawing A-1	Layout Plan
Drawing A-2	Proposed Fire Service Installation Layout Plan
Plan A-1	Location Plan with Previous Application
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos

**PLANNING DEPARTMENT
DECEMBER 2025**