

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/592

- Applicant** : Yik Fung Storage Logistics Limited represented by Grandmax Surveyors Limited
- Site** : Various Lots in D.D. 129 and Adjoining Government Land (GL), Ha Tsuen, Yuen Long
- Site Area** : About 32,734m² (including GL of about 397m² or 1.2%)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Hung Shui Kiu and Ha Tsuen (HSK and HT) Outline Zoning Plan (OZP) No. S/HSK/2
- Zonings** : (i) “Open Space” (“O”) (about 31%);
(ii) “Residential (Group B) 1” (“R(B)1”) (about 29%);
[Restricted to a maximum plot ratio (PR) of 3.5 and a maximum building height (BH) of 90mPD]
(iii) “Residential (Group B) 2” (“R(B)2”) (about 22%); and
[Restricted to a maximum PR of 2.5 and a maximum BH of 90mPD]
(iv) area shown as ‘Road’ (about 18%)
- Application** : Temporary Logistics Centre with Ancillary Office for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary logistics centre with ancillary office for a period of three years at the application site (the Site) partly zoned “O”, “R(B)1” and “R(B)2” and partly shown as ‘Road’ on the OZP (**Plan A-1a**). According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years at the Site requires planning permission from the Town Planning Board (the Board). The Site is currently used for the applied use without valid planning permission.
- 1.2 The Site is accessible from Lau Fau Shan Road via a local track, and the ingress/egress point is at the northeastern part of the Site (**Drawing A-1, Plans A-2 and A-3**). According to the applicant (**Drawing A-2**), two single-storey

temporary structures (not more than 12m in height) with a total floor area of about 22,613.2m² are used for logistics centre. 12 other temporary structures (one to two storeys, not more than 3m to 9m in height) with a total floor area of about 660.35m² are used for ancillary office, staff rest rooms, toilets, guard rooms, pump room and water tanks. Two loading/unloading (L/UL) spaces for medium/heavy goods vehicles (M/HGVs) (each of 11m x 3.5m) and six L/UL spaces for container trailers/tractors (each of 16m x 3.5m) parking spaces are provided (**Drawing A-2**). No recycling, cleaning, repairing, dismantling or other workshop activities would be carried out at the Site. The operation hours are from 7:00 a.m. to 11:00 p.m. from Mondays to Saturdays with no operation on Sundays and public holidays. Plans showing the access leading to the Site, site layout, as-built drainage facilities and fire service installations (FSIs) submitted by the applicant are at **Drawing A-1 to A-4** respectively.

- 1.3 The Site, in part or in whole, is involved in 14 previous applications for various temporary open storage with ancillary office, parking of vehicles and workshop or logistics centre uses, including four applications for temporary logistics centre approved by the Rural and New Town Planning Committee (the Committee) of the Board between 2015 and 2021 (details at paragraph 6 below) (**Plan A-1b**).
- 1.4 Compared with the last application No. A/HSK/305 approved with conditions by the Committee on 24.9.2021, the current application is submitted by the same applicant for the same applied use at the same site with a similar layout. A comparison of the major development parameters of the current application and the last approved application is summarised as follows:

Major Development Parameters	Approved Application (A/HSK/305) (a)	Current Application (A/HSK/592) (b)	Difference (b) – (a)
Applied Use	Temporary Logistics Centre for a Period of 3 Years	Temporary Logistics Centre with Ancillary Office for a Period of 3 Years	No change in the applied use
Site Area	About 32,734m ²		No change
Total Floor Area	About 25,027m ²	About 23,274m ²	-1,753m² (-7%)
No. of Structures	10 (logistics centres, site office, toilets, guard room, pump room and water tanks)	14 (logistics centres, ancillary office, staff rest rooms, toilets, guard rooms, pump room and water tanks)	+4
BH	1 to 2 storeys, 3m to 12m in height		No change
No. of L/UL Space	• 2 for M/HGVs • 6 for container vehicles	• 2 for M/HGVs • 6 for container trailers/tractors	From container vehicles to container trailers/tractors
Operation Hours	from 7:00 a.m. to 11:00 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 attachments received on 1.12.2025 (Appendix I)
- (b) Supplementary Information (SI) received on 4.12.2025 (Appendix Ia)
- (c) Further Information (FI) received on 9.1.2026 (Appendix Ib)

[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 at **Appendix I**. 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 concerned zones. The applicant is fully aware that the government reserves the right to resume the Site at any time during the approval period to facilitate the implementation of the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA);
- (b) previous applications for similar uses have been approved by the Committee at the Site. Compared with the last application No. A/HSK/305, the current application is for similar use with an increased number of structures and total floor area. There has been no substantial change in the planning circumstances since the last application;
- (c) all approval conditions under the previous application had been complied with within specified time limits except the implementation of the accepted FSIs proposal, which was pending connection of water supply to the Site. The applicant has submitted the drainage and FSIs proposals with proof of water supply from the Water Authority ensuring effective implementation of the FSIs proposal to support the current application;
- (d) the development conforms with the relevant Town Planning Board Guidelines for 'Application for Open Storage and Port Back-up Uses' (TPB PG-No. 13G). The applied use is not incompatible with the surrounding areas. Similar planning applications for temporary logistics centre have been approved by the Committee in the adjoining areas;
- (e) adverse traffic impact to the nearby road network is not anticipated. Sufficient maneuvering spaces will be provided within the Site; and
- (f) no adverse environmental impact is anticipated. The applicant will strictly comply with all environmental protection/pollution control ordinances and follow the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" ("CoP") to minimise potential environmental nuisance.

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 in local newspapers and sending notice to Ping Shan Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection. The “Owner’s Consent/Notification” Requirements under TPB PG-No. 31B are not applicable to the GL portion.

4. Town Planning Board Guidelines

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 planning enforcement action.

6. Previous Applications

- 6.1 The Site, in part or in whole, is involved in 14 previous applications (No. A/YL-HT/12, 54, 123, 185, 235, 273, 383, 533, 727, 897, 934 and 1058 and A/HSK/108 and 305) for various temporary open storage with ancillary office, parking of vehicles and workshop or logistics centre uses. 13 of these applications were approved with conditions by the Committee between 1998 and 2021 while the remaining one was rejected by the Committee in 1996. Details of the previous applications are summarised at **Appendix III** and their locations are shown on **Plan A-1b**.
- 6.2 Four applications (No. A/YL-HT/934 and 1058 and A/HSK/108 and 305) for temporary logistics centre were approved with conditions by the Committee between 2015 and 2021 on the considerations that the temporary use was not incompatible with the surrounding areas; being generally in line with the relevant TPB PG-No. 13; and no major adverse comments from concerned government departments. The last application No. A/HSK/305 for temporary logistics centre submitted by the same applicant as the current application was approved with conditions by the Committee on 24.9.2021 for a period of three years. The planning permission was subsequently revoked on 24.6.2023 due to non-compliance with time-limited approval condition regarding the implementation of the accepted FSIs proposal.
- 6.3 The considerations of the rejected application (No. A/YL-HT/12) for temporary open storage of containers with repairing area and the other nine approved applications (No. A/YL-HT/54, 123, 185, 235, 273, 383, 533, 727 and 897) for various temporary open storage uses are not relevant to the current application which is for a different use.

7. Similar Applications

There are 16 similar applications involving logistics centre use within/straddling the subject “O”, “R(B)1” and “R(B)2” zones and area shown as ‘Road’ in the past five years. All of them were approved with conditions by the Committee between 2021 and 2025 based on similar considerations as mentioned in paragraph 6.2 above. Details of the

applications are summarised at **Appendix III** and their locations are shown on **Plan A-1a**.

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

8.1 The Site is:

- (a) accessible from Lau Fau Shan Road via a local track; and
- (b) currently used for the applied use without valid planning permission.

8.2 The surrounding areas are predominantly occupied by logistics centres (some of them are covered by valid planning permissions), open storage yards, warehouses, vehicle repair workshops, vehicle service centres and storage facilities intermixed with parking of vehicles and residential dwellings. To its further northeast across Lau Fau Shan Road is the village cluster of Sha Kong Wai.

9. Planning Intentions

9.1 The planning intention of the “O” zone is primarily for provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

9.2 The planning intention of the “R(B)” zone is primarily for medium-density residential developments.

9.3 The concerned area shown as ‘Road’ is reserved for a local access road.

10. Comments from Relevant Government Departments

10.1 Apart from the government department as set out in paragraph 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 department does not support the application:

Environment

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

- (a) he does not support the application because there are residential uses in vicinity of the Site (the nearest residential dwelling being about 28m away) (**Plan A-2**) and the applied use involves the use of heavy vehicles, hence environmental nuisance is expected;
- (b) no environmental complaints pertaining to the Site were received in the past three years; and
- (c) should the application be approved, the applicant should note his advisory comments at **Appendix V**.

11. Public Comment Received During Statutory Publication Period

On 9.12.2025, the application was published for public inspection. During the statutory public inspection period, a public comment from an individual was received (**Appendix VI**) objecting to the application on the ground that there was no justification to approve the current application with revocation record at the Site.

12. Planning Considerations and Assessments

- 12.1 The application is for temporary logistics centre with ancillary office for a period of three years at the Site partly zoned “O”, “R(B)1” and “R(B)2” and partly shown as ‘Road’ on the OZP. Although the applied use is not in line with the planning intentions of the “O” and “R(B)” zones, the Director of Leisure and Cultural Services advises that there is no plan to develop the Site into public open space in the upcoming three years, and there is no known development proposal within the “R(B)” zone involving the Site. The Project Manager (West) of Civil Engineering and Development Department advises that the Site falls within the study area of Lau Fau Shan Development and the implementation programme and land resumption/clearance programme are currently being reviewed under the relevant investigation study and subject to change. Approval of the application on a temporary basis of three years would not jeopardise the long-term development of the Site. Nonetheless, 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.
- 12.2 The applied use is considered not incompatible with the surrounding areas which are predominantly occupied by logistics centres (some of them are covered by valid planning permissions), open storage yards, warehouses, vehicle repair workshops, vehicle service centres and storage facilities intermixed with parking of vehicles and residential dwellings (**Plan A-2**).
- 12.3 The applied use is generally in line with TPB PG-No. 13G in that the Site falls within the HSK/HT NDA and four previous planning approvals for temporary logistics centre use have been approved by the Committee between 2015 and 2021. While the planning permission granted under the last application No. A/HSK/305 has been revoked due to non-compliance with the time-limited approval condition regarding the implementation of the accepted FSIs proposal, the applicant has submitted a FSIs proposal (**Drawing A-4**) and the certificate demonstrating that permanent connection of fresh water supply to the Site for the purpose of fire service has been made (**Appendix Ib**) in support of the current application. The Director of Fire Services has no objection to the application and considered the submitted FSIs proposal acceptable. In this regard, sympathetic consideration may be given to the application. The applicant will be advised that should he fail to comply with any of the approval conditions resulting in revocation of planning permission, sympathetic consideration may not be given to any further applications.
- 12.4 Other relevant government departments consulted including the Commissioner for Transport and Chief Engineer/Mainland North of Drainage Services Department have no adverse comment on the application from the traffic and drainage points of view respectively. While DEP does not support the application as the applied use involves the use of heavy vehicles and environmental nuisance to the sensitive users in the vicinity of the Site (**Plan-A-2**) is expected, there is no environmental

complaint pertaining to the Site received in the past three years. To address the technical requirements of concerned departments, relevant approval conditions are recommended in paragraph 13.2 below. Should the application be approved, the applicant will also be advised to follow the latest “CoP” to minimise the potential environmental nuisance on the surrounding areas.

- 12.5 Four previous applications for temporary logistics centre use at the Site and 16 similar applications in the past five years were approved by the Committee. Approval of the current application is in line with the previous decisions of the Committee.
- 12.6 Regarding the public comment as summarised in paragraph 11 above, the planning considerations and assessments in paragraph 12.1 to 12.5 above are relevant.

13. Planning Department’s Views

- 13.1 Based on the assessments made in paragraph 12 above and having taken into account the public comment mentioned in paragraph 11, 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 of three years until **23.1.2029**. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (b) the submission of a condition record of the existing drainage facilities on the site within **3** months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **23.4.2026**;
- (c) the implementation of the accepted 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 **23.10.2026**;
- (d) if the above planning condition (a) is not complied with during the approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (e) if any of the above planning condition (b) or (c) 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 at **Appendix V**.

- 13.3 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 intentions of the “O” and “R(B)” zones which are primarily for provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public; and for medium-density residential developments respectively. There is no strong planning justification in the submission for a departure from the planning intentions, even on a 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 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.
- 14.3 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 Attachments received on 1.12.2025
Appendix Ia	SI received on 4.12.2025
Appendix Ib	FI received on 9.1.2026
Appendix II	Relevant Extracts of TPB PG-No. 13G
Appendix III	Previous and Similar Applications
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Appendix VI	Public Comment
Drawing A-1	Location Plan with Vehicular Access
Drawing A-2	Layout Plan
Drawing A-3	As-built Drainage Plan
Drawing A-4	FSIs Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4b	Site Photos

**PLANNING DEPARTMENT
JANUARY 2026**