

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-LFS/582

- Applicant** : Lee Hing Timber Products Limited represented by R-riches Planning Limited
- Site** : Lots 2219 RP (Part) and 2226 (Part) in D.D.129, Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 2,894m²
- 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
- Zonings** : (i) “Residential (Group E)” (“R(E)”) (about 69%)
[Restricted to a maximum plot ratio (PR) of 0.4 and a maximum building height (BH) of 3 storeys (9m) including car park]

(ii) “Recreation” (“REC”) (about 31%)
- Application** : Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities for a period of three years at the application site (the Site) (**Plan A-1**). The Site falls mainly within an area zoned “R(E)” (about 69%) and partly within an area zoned “REC” (about 31%) 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 currently hard paved and used for open storage, which is covered by a valid planning permission until 3.2.2026 (**Plans A-2, A-4a and A-4b**).
- 1.2 The Site is accessible from Deep Bay Road via a local track, with the ingress/egress located at the northeast of the Site (**Drawing A-1**). As indicated in the submission, the proposed warehouse would be used for storage of packaged foods, apparel, footwear, electronic goods and furniture. As shown on the layout plan at **Drawing A-1**, two structures of one to two storeys (about 7m to 15m in height) and with a total floor area of about 3,682m² are proposed for warehouse with ancillary office and rain shelter purposes. Two parking spaces for private cars, as well as two loading/unloading spaces for light goods vehicles are provided. According to the

applicant, no dangerous goods will be stored and no dismantling, maintenance, recycling, cleaning, paint spraying and other workshop activities will be carried out at the Site at any time during the planning approval period.

- 1.3 According to the applicant, the operation hours are between 9:00 a.m. and 7:00 p.m. from Mondays to Saturdays. There is no operation on Sundays and public holidays. The layout plan, vehicular access plan and swept path analysis plan are at **Drawings A-1 to A-3** respectively.
- 1.4 The Site was involved in 18 previous applications for various temporary open storage uses and their details are summarised at paragraph 5 below.
- 1.5 In support of the application, the applicant has submitted an Application Form with attachments which was received on 5.12.2025 (**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 at **Appendix I**. They can be summarised as follows:

- (a) the Site is strategically located close to the supply chain networks and border control points;
- (b) there is no known long-term residential nor recreational development in the area. Approval of the application on a temporary basis of three years would not frustrate the long-term planning intentions of the “R(E)” and “REC” zones;
- (c) the Site is situated in an area predominated by logistics centre, open storage yards, warehouses and public vehicle parks. The proposed use is not incompatible with the surrounding areas;
- (d) sufficient manoeuvring space would be provided at the Site to ensure no vehicle will reverse onto local access. Traffic generated/attracted by the proposed use is minimal. Adverse traffic impact is not anticipated; and
- (e) the applicant will strictly comply with all environmental protection/pollution control ordinances and relevant guidelines to minimise adverse environmental impacts and nuisance to the surrounding areas.

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

The applicant is the sole “current land owner”. 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 Applications**

- 5.1 The Site was involved in 18 previous applications for various temporary open storage uses. 16 of them were approved while two were rejected. Details of the similar applications are summarised at **Appendix II** and their locations are shown on **Plan A-1b**.

Rejected applications

- 5.2 Applications No. A/YL-LFS/79 and 229 for temporary open storage of marble and/or construction materials were rejected by the Rural and New Town Planning Committee (the Committee) of the Board in 2002 and 2011. The considerations of these applications are not relevant to the current application for a different use.

Approved applications

- 5.3 16 applications (No. A/YL-LFS/12, 19, 25, 43, 44, 92, 144, 168, 186, 211, 232, 250, 255, 272, 283 and 451) for temporary open storage of various nature including construction materials, machineries and vehicles were approved with conditions by the Committee/the Board on review between 1996 and 2023. The considerations of these applications are not relevant to the current application for a different use. As for the last previous application No. A/YL-LFS/451, all approval conditions had been complied with, and the planning permission is valid until 3.2.2026.

6. **Similar Applications**

- 6.1 Within the same “R(E)” and “REC” zones, there were 21 similar applications for temporary warehouse use in the past five years. All of them were approved by the Committee. Details of the similar applications are summarised at **Appendix II** and their locations are shown on **Plan A-1a**.

Application within the “R(E)” zone

- 6.2 Application No. A/YL-LFS/446 falling within the “R(E)” zone was approved with conditions by the Committee in 2022 mainly on considerations that temporary approval would not jeopardise the long-term planning intention of the “R(E)” zone; the applied use was not incompatible with the surrounding land uses; and concerned government departments generally had no objection to the application and the technical concerns could be addressed by implementation of approval conditions.

Applications within the “REC” zone

- 6.3 20 applications (No. A/YL-LFS/392, 410, 438, 441, 442, 445, 449, 455, 457, 469, 478, 482, 490, 497, 498, 510, 538, 554, 557 and 558) covering 17 sites were approved with conditions by the Committee between 2021 and 2025 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 implementation of approval conditions.

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

7.1 The Site is:

- (a) fenced off, hard paved and used for open storage of construction materials and engineering machineries with valid planning permission under application No. A/YL-LFS/451; and
- (b) located to the southeast of Deep Bay Road and accessible from Deep Bay Road via a local track.

7.2 The surrounding areas are predominated by open storage yards, warehouse and logistics centre. Other uses such as residential dwellings, eating place, vehicle repair workshops, plant nurseries, office and orchard are also found in the vicinity of the Site.

8. Planning Intentions

8.1 The “R(E)” zone is intended primarily for phasing out of existing industrial uses through redevelopment for residential use on application to the Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem.

8.2 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 Departments

All government 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 12.12.2025, the application was published for public inspection. During the statutory public inspection period, a public comment from an individual (**Appendix V**) was received objecting to the filling and excavation of land at another site¹.

11. Planning Considerations and Assessments

11.1 The application is for proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities for a period of three years. The Site falls mainly within the “R(E)” zone (about 69%) and partly within the “REC” zone (about 31%)

¹ The comment received on 31.12.2025 specifically objects to the applied filling and excavation of land for permitted agricultural use at Lot 1236 S.B in D.D. 129, which corresponds to application No. A/YL-LFS/585 instead of the current application.

of the OZP (**Plan A-1**). Although the proposed use is not in line with the planning intentions of the “R(E)” and “REC” zones, there is no known development proposal for residential and recreational purposes at 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 in which 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 for a period of three years would not jeopardise the long-term development of the area. 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.

- 11.2 The Site is located in an area predominated by open storage yards, warehouse and logistics centre, some of which are covered by valid planning permissions. The proposed use is considered not incompatible with the surrounding land uses.
- 11.3 Concerned government departments consulted including the Commissioner for Transport, Director of Environmental Protection, Chief Engineer/Mainland North of Drainage Services Department (CE/MN of DSD) and Director of Fire Services (D of FS) have no objection to or no adverse comment on the application from traffic, environmental, drainage and fire safety aspects respectively. The technical requirements of CE/MN of DSD and D of FS could be addressed by imposing approval conditions in paragraph 12.2 below. To minimise any 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’ should the application be approved.
- 11.4 The Site is currently covered by a valid planning permission under application No. A/YL-LFS/451 for temporary open storage until 3.2.2026. The Committee has also approved 21 similar applications covering 18 sites within the same “R(E)” and “REC” zones in the past five years. Approval of the current application is in line with the previous decisions of the Committee.
- 11.5 Regarding the public comment as mentioned in paragraph 10 above, it is not relevant to the current application.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 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 **23.1.2029**. 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 planning approval to the satisfaction of the Director of Drainage Services or of

the Town Planning Board by **23.7.2026**;

- (b) in relation to (a) above, the implementation of the 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 **23.10.2026**;
- (c) in relation to (b) above, the implemented drainage facilities on the Site 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 **23.7.2026**;
- (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 **23.10.2026**;
- (f) if the above planning condition (c) 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
- (g) if any of the above planning conditions (a), (b), (d) or (e) is not complied with by the above 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 intentions of the "R(E)" and "REC" zones, which are primarily for phasing out of existing industrial uses through redevelopment for residential use on application to the Board; and for recreational developments for the use of the general public respectively. There is no strong planning justification in the submission for a departure from the planning intentions, 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 received on 5.12.2025
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 Plan
Drawing A-2	Vehicular Access Plan
Drawing A-3	Swept Path Analysis
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Site Plan with Previous Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos

**PLANNING DEPARTMENT
JANUARY 2026**