

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-LFS/563**

**Applicant** : Honest Board Development Limited represented by R-riches Planning Limited

**Site** : Various lots in D.D.129 and adjoining Government Land (GL), Lau Fau Shan, Yuen Long, New Territories

**Site Area** : About 26,940m<sup>2</sup> (including GL of about 4,176m<sup>2</sup> or 15.5%)

**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 E)” (“R(E)”) [restricted to a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m) including car park]

**Application** : Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for a Period of 3 Years

## 1. **The Proposal**

- 1.1 The applicant seeks planning permission for temporary logistics centre with ancillary office and parking of vehicles for a period of three years at the application site (the Site) (**Plan A-1a**) zoned “R(E)” 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 used for the applied use without valid planning permission (**Plans A-4a to A-4b**).
- 1.2 The Site is accessible from Lau Fau Shan Road via a local track through an adjoining logistic centre site (**Drawing A-1 and Plan 1a**) with the ingress/egress point located at the western end of the Site. As shown on the layout plan at **Drawing A-2**, the applied use comprises eight structures of one to two storeys (about 3m to 13m in height) with a total floor area of about 31,329m<sup>2</sup> for logistics warehouse, ancillary office, toilets, water tank and pump room, guard room and rain shelter uses. Five parking spaces for heavy goods vehicle (HGV) and medium goods vehicle (MGV) as well as four parking space for private cars are provided. For loading and unloading, five spaces are provided for container vehicles and 10 spaces are provided for HGV/MGV.

1.3 According to the applicant, the operation hours would be between 7 a.m. and 9 p.m. from Mondays to Saturdays. There would be no operation on Sundays and public holidays. No recycling, cleaning, repairing, dismantling works and workshop activity would be carried out at the Site. The location plan, layout plan and as-built drainage plan submitted by the applicant are at **Drawings A-1 to A-3** respectively.

1.4 The Site was involved in 14 previous applications including four applications for temporary logistics centre which were approved by the Rural and New Town Planning Committee (the Committee) of the Board between 2014 and 2022 (details at paragraph 6 below).

1.5 Compared with the last approved application No. A/YL-LFS/426, the current application submitted by the same applicant involves an increased floor area and two new structures with a similar layout. A comparison of the major development parameters between the last previous application No. A/YL-LFS/426 and the current application is as follows:

	<b>Approved Previous Application No. A/YL-LFS/426 (a)</b>	<b>Current Application No. A/YL-LFS/563 (b)</b>	<b>Difference (b) - (a)</b>
<b>Site Area</b>	about 26,940m <sup>2</sup> (incl. GL of about 4,176m <sup>2</sup> )		No change
<b>Applied uses</b>	Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for a Period of 3 Years	Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for a Period of 3 Years	No change
<b>No. of structures</b>	6 • for logistics warehouse, toilet, water tank and pump room, ancillary office, guard room and toilet uses	8 • for logistics warehouse, toilet, water tank and pump room, ancillary office, guard room, toilet and rain shelter uses	+2 (+33%)
<b>Total Floor Area</b>	about 17,658m <sup>2</sup>	about 31,329m <sup>2</sup>	+13,671m <sup>2</sup> (+77%)
<b>Height of structures</b>	1-2 storeys (Not more than 13m)	1-2 storeys (Not more than 13m)	No change
<b>No. of parking spaces</b>	4 (private cars) (2.5mx5m) 5 (MGV/HGVs)) (3.5mx11m)	4 (private cars) (2.5mx5m) 5 (MGV/HGVs)) (3.5mx11m)	No change

	<b>Approved Previous Application No. A/YL-LFS/426 (a)</b>	<b>Current Application No. A/YL-LFS/563 (b)</b>	<b>Difference (b) - (a)</b>
<b>No. of Loading/Unloading spaces</b>	10 (MGV/HGVs) (3.5mx11m) 5 (container vehicles) (3.5mx16m)	10 (MGV/HGVs) (3.5mx11m) 5 (container vehicles) (3.5mx16m)	No change
<b>No. of parking spaces</b>	4 (private cars) (2.5mx5m)	4 (private cars) (2.5mx5m)	No change
<b>No. of Loading/Unloading spaces</b>	10 (MGV/HGVs) (3.5mx11m)	10 (MGV/HGVs) (3.5mx11m)	No change
<b>Operation Hours</b>	7 a.m. to 9 p.m. (Monday to Saturdays)	7 a.m. to 9 p.m. (Monday to Saturdays)	No change

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

- (a) Application Form with attachments received on 8.7.2025 (Appendix I)
- (b) Further Information (FI) received on 21.7.2025\* (Appendix Ia)
- (c) FI received on 13.10.2025# (Appendix Ib)
- (d) FI received on 11.12.2025# (Appendix Ic)

*\*accepted and exempted from publication requirements*

*#accepted but not exempted from publication and recounting requirements*

1.7 On 5.9.2025 and 5.12.2025, the Committee agreed to defer making a decision on the application each 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 Application Form and FIs at **Appendices I to Ic**. They can be summarised as follows:

- (a) The applied temporary use would not jeopardise the long-term planning intention of the “R(E)” zone.
- (b) The Site falls within Category 2 areas under the Town Planning Board Guidelines No. 13G for “Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance” (TPB-PG No. 13G) and is considered suitable for open storage and port back-up uses.
- (c) The applied use is not incompatible with the surroundings with logistic centres, warehouses, open storage and port back-up uses.

- (d) The Site is subject to previous applications for the same applied use. The applicant has complied with all approval conditions of the last approved application.
- (e) Compared with the previously approved application, the floor area has increased by 13,671m<sup>2</sup> (or +77%) to provide an additional floor in the logistics warehouse (Structure B1) to meet the pressing demand for storage space.
- (f) The applied use will not generate significant traffic, environmental and drainage impacts on the surrounding areas.

### **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 the Ping Shan Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion, the requirements under TPB PG-No. 31B are not applicable.

### **4. Town Planning Board Guidelines**

TPB PG-No. 13G promulgated by the Board on 14.4.2023 are relevant to the application. The Site falls within the Category 2 areas under the TPB PG-No. 13G. The relevant extract of the Guidelines is attached at **Appendix II**.

### **5. Background**

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

### **6. Previous Applications**

- 6.1 The Site is the subject of 14 previous applications (No. A/YL-LFS/35, 47, 61, 108, 126, 138, 171, 188, 197, 213, 267, 297, 353 and 426) for temporary open storage or logistics centre uses. All except Application No. A/YL-LFS/108 were approved by the Committee for a period of 12 months/one year/three years between 1998 and 2022. Details of these previous applications are summarised in **Appendix III** and their locations are shown on **Plan A-1b**.

#### *Approved Applications*

- 6.2 Seven applications (No. A/YL-LFS/35, 47, 61, 126, 138, 171 and 188) covering a larger site for temporary open storage of containers and/or construction materials and machineries with trailer parking were approved with conditions by the Committee between 1998 and 2009<sup>1</sup>. The permissions under applications No. A/YL-

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<sup>1</sup> The site where applications No. A/YL-LFS/35, 47, 61, 126, 138, 171 and 188 were situated was mainly zoned “Comprehensive Development Area” on the draft Lau Fau Shan and Tsim Bei Tsui OZP No. S/YL-LFS/1

LFS/61, 126 and 188 were subsequently revoked between 2001 and 2009 due to non-compliance with approval conditions.

- 6.3 Applications No. A/YL-LFS/197 and 213 covering a similar site as the current application for temporary open storage of containers with ancillary container repair workshop were approved with conditions by the Committee in 2009 and 2010 respectively. The considerations of these applications are not relevant to the current application which involves a different use.
- 6.4 Applications No. A/YL-LFS/267, 297, 353 and 426 covering the same site for the same use as the current application were approved with conditions by the Committee between 2014 and 2022 on considerations that the applied use on a temporary basis was not incompatible with the surroundings; there was generally no adverse comment from the concerned government departments and/or technical concerns could be addressed through implementation of approval conditions. Nevertheless, the permissions under applications No. A/YL-LFS/267, 297 and 353 were subsequently revoked in 2017, 2019 and 2020 respectively due to non-compliance with time-limited conditions. For the last application No. A/YL-LFS/426 which was submitted by the same applicant as the current application, it was approved by the Committee on 15.7.2022 and all the approval conditions had been complied with. The planning permission lapsed on 15.7.2025.

*Rejected Application*

- 6.5 Application No. A/YL-LFS/108 for temporary open storage of containers, construction materials and machinery with ancillary visitor parking, trailer parking, equipment storage and office in “R(E)” zone, was rejected by the Board upon review on 14.11.2003. The considerations of this application are not relevant to the current application which involves a different use.

## **7. Similar Applications**

Within the same “R(E)” zone, there are four similar applications (No. A/YL-LFS/397, 519, 521 and 549) involving three sites for temporary logistics centre in the past five years which were all approved by the Committee between 2021 and 2025 mainly on similar considerations as stated in paragraph 6.4 above. Details of these similar applications are summarised in **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) erected with temporary structures and being used for the applied use without valid planning permission; and
- (b) accessible from Lau Fau Shan Road via a local track through the adjoining logistic centre site to the west.

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gazetted in 1994. Majority of the site was subsequently rezoned to “Residential (Group E)” on the draft Lau Fau Shan and Tsim Bei Tsui OZP No. S/YL-LFS/4 gazetted in 2000.

8.2 The surrounding areas are predominated by open storage yards, logistic centre, container vehicle parks and warehouses intermixed with residential structures and unused land. The Permitted Burial Ground No. YL/59 is located to the southeast of the Site whereas village houses in the recognised village of San Hing Tsuen are located to the southwest.

## **9. Planning Intention**

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.

## **10. Comments from Relevant Government Bureau/Departments**

10.1 Apart from the government departments as set out in paragraph 10.2 below, other 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 IV and V** respectively.

10.2 The following government departments have reservation or do not support the application.

### **Land Administration**

10.2.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

(a) The Site comprises Old Schedule Agricultural Lots (OSALs) and Government Land (GL). The OSALs are held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.

(b) No permission is given for occupation of GL (about 144m<sup>2</sup> subject to verification) included in the Site. The act of occupation of GL without Government's prior approval is an offence under Cap. 28.

(c) The Government Land (GL) in the Site are covered by a Short Term Tenancy (STT):

STT Nos.	Use
2877	Temporary Logistics Centre with Ancillary Office and Parking of Vehicle

(d) The private lots within the Site are covered by Short Term Waivers (STWs) are listed below:

STWs No.	Lots in D.D. 129	Use
4240	2305	

STWs No.	Lots in D.D. 129	Use
4241	1710	
4242	1711, 1713, 1715, 2278, 2286, 2291 & 2311	Temporary Logistics Centre with Ancillary Office and Parking Vehicle
4243	1712, 1714, 2294 & 2295	
4244	2276 S.A	
4245	2277 S.A	
4246	2279 S.A	
4247	2279 S.B	
4248	2285 & 2287	
4249	2288	
4250	2289, 2292 & 2310	
4251	2296	
4252	2302	
4253	2306	
4254	2312	
4255	2313	
4256	2314 S.A	
4257	2277 S.B	
4311	2344 S.A	Temporary Open Storage of Metal Ware, Construction Machinery and Material, Brand-new Trailer with Ancillary Canteen and Trailer Park
4312	2344 S.B	
4765	2349	Temporary Logistics Centre, Open Storage of Construction Machinery and Material, Brand-new Trailer with Ancillary Canteen and Trailer Park
4766	2351	
4767	2352	
4768	2353	
4944	1707 & 1709	Warehouse for General Storage (excluding dangerous goods), Workshops for Metal and Wooden Products and Ancillary Use
4945	1708, 1715, 1719 & 1724	

- (e) LandsD has reservation on the planning application since there are unauthorized structure(s) and/or uses on the Lot 2328 in D.D.129 which is already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify and/or apply for regularization the lease breaches as demanded by LandsD.
- (f) The applicant should note his advisory comments at **Appendix V**.

## **Environment**

### 10.2.2 Comments of the Director of Environmental Protection (DEP):

- (a) He does not support the application as the applied use involves heavy vehicles and there are sensitive receivers, i.e. residential dwellings located to the northwest and southwest within 100m to the boundary of the Site. Environmental nuisance is expected.
- (b) There is no substantiated environmental complaint pertaining to the Site received in the past three years.
- (c) The applicant should be reminded of the advisory comments at **Appendix V**.

## **11. Public Comment Received During Statutory Publication Periods**

On 15.7.2025 and 21.10.2025, the application was published for public inspection. During the statutory public inspection periods, no public comment was received.

## **12. Planning Considerations and Assessments**

- 12.1 The application is for temporary logistics centre with ancillary office and parking of vehicles for a period of three years at the Site zoned “R(E)” on the OZP. While the applied use is not in line with the planning intention of the “R(E)” zone, there is no known development proposal to implement the zoned use at the Site. Approval of the application on a temporary basis for a period of three years would not frustrate the long-term planning intention of the Site. Nonetheless, the Project Manager (West) of Civil Engineering and Development Department advises that the Site falls within the study area of Lau Fau Shan Development, the implementation programme and land resumption/clearance programme are 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.
- 12.2 The Site is located in a locality predominated by open storage yards, logistic centre, container vehicle parks and warehouses intermixed with residential structures and unused land with the Permitted Burial Ground No. YL/59 located to the southeast and the recognised village of San Hing Tsuen located to the southwest. The applied use is considered generally not incompatible with the surrounding land uses.
- 12.3 According to TPB PG-No. 13G, the Site falls within Category 2 areas. The application is generally in line with TPB PG-No. 13G in that relevant government departments including the Commissioner for Transport, Chief Engineer/Mainland North of Drainage Services Department (CE/MN of DSD), Director of Fire Services (D of FS) and Head of Geotechnical Engineering Office of Civil Engineering and Development Department have no objection to or no adverse comment on the application from traffic, drainage, fire safety and geotechnical safety perspectives respectively. While DEP does not support the application as there are sensitive receivers in the vicinity of the Site (the nearest residential dwellings being about 5m to the northwest of the Site) and the applied use involves the use of heavy vehicles therefore environmental nuisance is expected, there has been no environmental

complaint pertaining to the Site received in the past three years. To minimise any possible environmental nuisance, the applicant will be advised to adopt the latest ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ should the application be approved. To address the technical requirements of CE/MN of DSD and D of FS, relevant approval conditions are recommended in paragraph 13.2 below.

12.4 The Site was involved in four approved previous applications for logistic centre uses between 2014 and 2022. The Committee has also approved four similar applications in the same “R(E)” zone in the past five years. Approval of the current application is in line with previous decisions of the Committee.

### **13. Planning Department’s Views**

13.1 Based on the assessments made in paragraph 12 above, 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 6.2.2029. 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 planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **6.5.2026**;
- (c) 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 **6.8.2026**;
- (d) in relation to condition (c) 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 **6.11.2026**;
- (e) if the above planning condition (a) 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
- (f) if any of the above planning condition (b), (c) or (d) 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 V**.

13.3 Alternatively, should the Committee decide to reject the application, the following reasons for rejection are suggested for Members' reference:

- (a) the proposed use is not in line with the planning intention of the "R(E)" zone, which is primarily for phasing out of existing industrial uses through redevelopment for residential use on application to the Board. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis; and
- (b) the applicant fails to demonstrate that the applied use would not generate adverse environmental impact on the surrounding areas.

#### **14. Decision Sought**

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant planning 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 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**

<b>Appendix I</b>	Application Form received on 8.7.2025
<b>Appendix Ia</b>	Further Information received on 21.7.2025
<b>Appendix Ib</b>	FI received on 13.10.2025
<b>Appendix Ic</b>	FI received on 11.12.2025
<b>Appendix II</b>	Extracts of Town Planning Board Guidelines for "Application for Open Storage and Port Back-up Uses (TPB PG-No. 13G)
<b>Appendix III</b>	Previous and Similar Applications
<b>Appendix IV</b>	Government Departments' General Comments
<b>Appendix V</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	Location Plan
<b>Drawing A-2</b>	Layout Plan
<b>Drawing A-3</b>	As-built Drainage Plan
<b>Plan A-1a</b>	Location Plan with Similar Applications
<b>Plan A-1b</b>	Location Plan with Previous Applications
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a and A-4b</b>	Site Photos