

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-LFS/599

- Applicant** : 俊略有限公司
- Site** : Lots 1672 (Part), 1673 (Part), 1675 (Part), 1676 (Part), 1677 (Part) and 1678 (Part) in D.D. 129 and Adjoining Government Land (GL), Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 2,260m² (including GL of about 11m² or 0.5% of the site)
- 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** : Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary warehouse for storage of construction materials for a period of three years at the application site (the Site) (**Plan A-1**) which is zoned “REC” 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 mostly occupied by a vacant warehouse without valid planning permission (**Plans A-2, A-4a and A-4b**).
- 1.2 The Site is accessible from Deep Bay Road via a local track (**Drawing A-2**) with the ingress/egress located at the southeast of the Site (**Plan A-2**). As indicated in the applicant’s submission, the proposed warehouse would be used for storage of construction materials including bricks, glass and cement products. Two structures of one to two storeys, about 6m and 9m in height, with a total floor area of 1,730m² are proposed for warehouse (with office and toilet), fire service pump room and guardhouse purposes. One parking space for private car and two loading/unloading spaces for light goods vehicle would be provided. No dismantling, cleansing, repairing and painting spraying would be undertaken at the Site. The operation hours would be between 9 a.m. and 6 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays. The location plan, layout plan and vehicular access plan are at **Drawings A-1 to A-3** respectively.

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

- (a) Application Form with attachments received on 13.1.2026 (Appendix I)
- (b) Supplementary Information (SI) received on 15.1.2026 (Appendix Ia)

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 and SI at **Appendices I and Ia**. They can be summarised as follows:

- (a) the proposed use is temporary in nature and would not jeopardise the long-term planning intention of the “REC” zone;
- (b) traffic generated by the proposed 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 proposed use would not cause adverse traffic impact to the local road network;
- (c) the proposed 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
- (d) 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. For the GL portion, the requirements under TPB PG-No. 31B are not applicable.

4. **Background**

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

5. **Previous Applications**

The Site is involved in two previous applications (No. A/YL-LFS/420 and 497), submitted by a different applicant for proposed temporary shop and services (shop for selling hardware accessories), and proposed temporary warehouse for storage of construction materials which were approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 6.5.2022 and 22.12.2023 respectively. While the considerations for application No. A/YL-LFS/420 are not relevant to the current application due to different use, application No. A/YL-LFS/497 was approved mainly on

the consideration that temporary approval would not frustrate the long-term planning intention; the proposed development was not incompatible with the surrounding area; concerned government departments generally had no objection to the application and the technical concerns could be addressed by implementation of approval conditions. The planning permission under application No. A/YL-LFS/497 was revoked in September 2025 due to non-compliance with time-limited approval conditions on the implementation of drainage proposal and FSIs proposal. Details of the previous applications are summarised in **Appendix II** and their locations are shown on **Plan A-1**.

6. Similar Applications

Within the same “REC” zone, there are 19 similar applications for temporary warehouse/storage use in the past five years, all of which were approved by the Committee mainly on similar considerations as stated in paragraph 5 above. Details of the similar applications are summarised at **Appendix II** and their locations are shown on **Plan A-1**.

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

7.1 The Site is:

- (a) hard-paved, and mostly occupied by a vacant warehouse without valid planning permission; and
- (b) accessible from Deep Bay Road via a local track.

7.2 The surrounding areas are predominated by storage/open storage yards, warehouses, vehicle repair workshop, recycling workshops and parking of vehicles. Other uses such as residential dwellings, unused land and shrubland are also found in the vicinity. A warehouse (with planning permission under application No. A/YL-LFS/457) is located to the south of the Site. The permitted burial ground No. YL/59 is located in the “GB” zone about 60m to the further south of the Site (**Plan A-2**).

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 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 20.1.2026, 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 the ground that approval conditions of the previous application have not been complied with.

11. Planning Considerations and Assessments

11.1 The application is for proposed temporary warehouse for storage of construction materials for a period of three years within the “REC” zone of the OZP (**Plan A-1**). Although the proposed 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 in an area predominated by storage/open storage yards, warehouses (one with planning permission), vehicle repair workshop, recycling workshops and parking of vehicles. Other uses such as residential dwellings, unused land and shrubland are also found in the vicinity. 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 implementation of approval conditions recommended in paragraph 12.2 below. To minimise possible environmental nuisance, the applicant will also be advised to follow the latest ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’.

11.4 The Site is the subject of a previous approval for warehouse use under application No. A/YL-LFS/497 submitted by a different applicant. The Committee has also approved 19 similar applications for temporary warehouse and storage uses within the same “REC” zone in the past five years as detailed in paragraph 6 above. Approval of the current application is in line with the previous decisions of the Committee.

11.5 Regarding the public comment objecting to the application as stated in paragraph 10 above, the current application is submitted by a different applicant. Non-compliance with approval conditions would result in revocation of the planning permission.

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 **13.3.2029**. 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 **13.9.2026**;
- (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 **13.12.2026**;
- (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 **13.9.2026**;
- (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 **13.12.2026**;
- (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 proposed use is not in line with the planning intention of the "Recreation" 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 13.1.2026
Appendix Ia	SI received on 15.1.2026
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	Location Plan
Drawing A-2	Layout Plan
Drawing A-3	Vehicular Access Plan
Plan A-1	Location Plan with Previous and Similar Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos

PLANNING DEPARTMENT

MARCH 2026