

**Application for Renewal of Planning Approval
for Temporary Use
Under Section 16 of the Town Planning Ordinance**

Application No. A/HSK/596

1. <u>Proposal</u>	
Applicant	Mr WONG Kwok Wing represented by Metro Planning & Development Company Limited
Site (Plan A-1a)	Various Lots in D.D. 129, Lau Fau Shan, Yuen Long
Site Area	About 6,500m ²
Zoning and Outline Zoning Plan (OZP) No.	<p>(i) “Residential (Group B)2” (“R(B)2”) (about 82%) [Restricted to a maximum plot ratio (PR) of 2.5 and a maximum building height (BH) of 60mPD]; and</p> <p>(ii) “Open Space” (“O”) (about 18%)</p> <p>on the draft Hung Shui Kiu and Ha Tsuen (HSK and HT) OZP No. S/HSK/3 (<i>currently in force</i>)</p> <p>Approved HSK and HT OZP No. S/HSK/2 (<i>at the time of submission</i>)</p> <p>[the zoning and development restrictions for the application site (the Site) remain unchanged on OZP No. S/HSK/3]</p>
Application	Renewal of Planning Approval for Temporary Logistics Centre with Ancillary Staff Canteen for a Period of 3 Years
Site Context and the Current Proposal	<p>The Site is accessible from Lau Fau Shan Road via a local track and the ingress/egress point is located at the northeastern part of the Site (Drawing A-1 and Plan A-2). According to the applicant, there is a single-storey temporary structure (not more than 13m in height) with a floor area of not more than 7,717m² used for logistics centre and site office and two other temporary structures (one to three storeys, not more than 10m in height) with a total floor area of not more than 520m² are used for ancillary staff canteen, toilet, site office and water tank and pump room. Two loading/unloading (L/UL) spaces for container trailer (each of 16m x 3.5m) and one L/UL space for medium/heavy good vehicle (11m x 3.5m) are provided (Drawing A-2). 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</p>

	installations (FSIs) submitted by the applicant are at Drawings A-1 to A-4 respectively.
Last Previous Relevant Application ¹	<p>Application No. A/HSK/439 approved on 5.5.2023 for a period of three years until 5.5.2026, which was submitted by the same applicant for the same use with the same development parameters and layout at the same site.</p> <p>(Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_HSK_439/A_HSK_439_MainPaper.pdf for details of the last previous relevant application)</p>
Justifications from the Applicant (Appendix I)	<p>(a) Previous applications for the same use had been approved by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at the Site since 2015. The application is for renewal of the planning approval under the last application No. A/HSK/439. All approval conditions of the previous application No. A/HSK/439 have been complied with.</p> <p>(b) The applied use is temporary in nature and would not jeopardise the long-term planning intention of the concerned zones.</p> <p>(c) The applied use is not incompatible with the surrounding areas. Similar planning applications have been approved by the Committee in the adjoining areas. The planning circumstances of the current application are similar to those of the adjacent sites with planning permissions for open storage and port back-up uses.</p> <p>(d) The applied development conforms with the relevant Town Planning Board Guidelines for ‘Application for Open Storage and Port Back-up Uses’ (TPB PG-No. 13G).</p> <p>(e) The impacts on environment, traffic and drainage are expected to be insignificant.</p>
Compliance with the “Owner’s Consent/ Notification” requirements ²	Published notices in local newspapers and sent notice to Ping Shan Rural Committee.

¹ Eight previous applications (**Plan A-1b**) include No. A/YL-HT/612, 785 and 953 and No. A/HSK/5, 50, 216, 389 and 439. All the previous applications were for temporary logistics centre use, except applications No. A/YL-HT/612 and 785 were for temporary open storage use.

² As set out in TPB Guidelines on Satisfying the ‘Owner’s Consent/Notification’ Requirements under Sections 12A and 16 of the Town Planning Ordinance (**TPB PG-No. 31B**) and detailed information would be deposited at the meeting for Members’ inspection.

2. Planning Considerations and Assessments

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
(a)	<p>In line with TPB PG No. 34D³, including:</p> <ul style="list-style-type: none"> i. no material change in planning circumstances since the previous approval was granted (e.g. a change in planning policy/zoning for the area) or land uses of surrounding areas); ii. no adverse planning implications arising from the renewal of the planning approval (e.g. pre-emption of planned permanent development); iii. all the time-limited approval conditions under the previous approval have been complied with; and 	✓		<p>Whilst the applied use is not in line with the planning intentions of the “R(B)” and “O” zones, there is no known development proposal at the Site. 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. The Project Manager (West) of Civil Engineering and Development Department also 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 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.</p>

³ TPB Guidelines No. 34D on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development

	iv. the 3-year approval period sought does not exceed the duration of the last approval.			
(b)	In line with TPB PG-No.13G ⁴	✓		The Site falls within the HSK/HT New Development Area and previous planning approval has been granted.
(c)	Any other relevant considerations (e.g. minor change in layout/development parameters)?		✓	The current application involves the same development parameters and layout with the previous application.
(d)	Any adverse departmental comments?		✓	<p>Relevant government departments consulted, except Environmental Protection Department below, have no objection to or no adverse comment on the application (Appendix II).</p> <p><u>Adverse Departmental Comments</u></p> <ul style="list-style-type: none"> • Director of Environmental Protection (DEP) does not support the application from environmental planning perspective as the applied use involves the use of heavy vehicles and there are residential uses in the vicinity of the Site (Plan A-2). There is no substantiated environmental complaint pertaining to the Site received in the past three years. <p><u>PlanD's Assessments</u></p> <ul style="list-style-type: none"> • To address DEP's concerns and the technical requirements of concerned departments, relevant approval conditions are recommended in paragraph 4 below, and the applicant will also be advised to follow the latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage

⁴ TPB Guidelines No. 13G for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance

				Sites” to minimise the potential environmental nuisance on the surrounding areas.
(e)	Public comments received during statutory publication period		✓	No public comment was received.

3. Planning Department’s View

- No objection to the application.

4. Decision Sought

- 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, and be renewed from 6.5.2026 to 5.5.2029. The following conditions of approval and advisory clauses are 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 commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 6.8.2026;
- (c) 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
- (d) if the above planning condition (b) 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 III**.

- There is no strong reason to recommend rejection of the renewal application.

Attachments

Appendix I	Application Form received on 5.2.2026
Appendix Ia	Supplementary Information received on 6.2.2026
Appendix II	Government Departments with No Objection / No Adverse Comment
Appendix III	Recommended Advisory Clauses
Drawing A-1	Location Plan with Vehicular Access
Drawing A-2	Layout Plan
Drawing A-3	As-built Drainage Plan
Drawing A-4	Fire Service Installations Plan
Plan A-1a	Location Plan
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan

**PLANNING DEPARTMENT
MARCH 2026**