

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

**APPLICATION NO. A/YL-LFS/600**

- Applicant** : 巨進有限公司
- Site** : Lots 2179, 2180, 2181 RP, 2191 and 2192 in D.D. 129, Lau Fau Shan, Yuen Long
- Site Area** : About 3,376m<sup>2</sup>
- 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 for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for temporary logistics centre for a period of three years at the application site (the Site) (**Plan A-1**) falling within an area 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 hard-paved, erected with structures, and used for the applied use without valid planning permission (**Plans A-2, A-4a and A-4b**).
- 1.2 The Site directly abuts and is accessible from Lau Fau Shan Road with the ingress/egress located at the southwest of the Site (**Drawing A-1**). As shown on the layout plan at **Drawing A-1**, five structures of one to three storeys (about 3m to 13m in height) with a total floor area of about 4,744m<sup>2</sup> are used for logistics centre, office, toilet and meter room, rain shed, fire service pump room, water tank and resting room. One loading/unloading (L/UL) space for heavy goods vehicle (HGV) and two L/UL spaces for container trailers are provided. According to the applicant, the operation hours are between 8 a.m. and 8 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays. The proposed layout plan submitted by the applicant is at **Drawing A-1**.
- 1.3 The Site, in whole or in part, was involved in four previous applications for various temporary uses. The last previous application No. A/YL-LFS/519 submitted by a different applicant for the same applied use was approved with conditions by the

Rural and New Town Planning Committee (the Committee) of the Board on 7.6.2024 but the planning permission was subsequently revoked in December 2025 due to non-compliance with time-limited approval conditions (details at paragraph 6 below).

- 1.4 A comparison of the major development parameters between the last previous application (No. A/YL-LFS/519) and the current application is as follows:

	<b>Previously Approved Application No. A/YL-LFS/519 (a)</b>	<b>Current Application No. A/YL-LFS/600 (b)</b>	<b>Difference (b) - (a)</b>
<b>Site Area</b>	About 3,376m <sup>2</sup>		No change
<b>Total Floor Area</b>	About 3,121m <sup>2</sup>	About 4,744m <sup>2</sup>	+1,623m <sup>2</sup> (+52%)
<b>No. of Structures</b>	6	5	-1 (-16.7%)
<b>Building Height</b>	Not more than 13m and 3 storeys		No change
<b>No. of Parking Spaces</b>	Nil		No change
<b>No. of L/UL Spaces</b>	1 for HGV 2 for Container Vehicles/Trailers		No change
<b>Operation Hours</b>	between 8 a.m. and 8 p.m. from Mondays to Saturdays (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 28.1.2026 (**Appendix I**)  
 (b) Supplementary Information (SI) received on 4.2.2026 (**Appendix Ia**)

## **2. Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Application Form and SI at **Appendices I and Ia**. They can be summarised as follows:

- (a) the applied use is temporary in nature for a period of three years and would not jeopardise the long-term planning intention of the “R(E)” zone;
- (b) traffic generated by the applied use would be minimal, and sufficient manoeuvring space would prevent vehicles from queuing back or reversing onto/from public roads. Hence, the applied use would not cause adverse traffic impact to the local road network; and
- (c) there would be no night-time lightings or harmful pollutants. With proper management of the Site, the applied use will have insignificant environmental impacts.

## **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.

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

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) 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 suspected unauthorized logistics centre use at the Site would be subject to planning enforcement action.

#### **6. Previous Applications**

6.1 The Site, in whole or in part, was involved in four previous applications. All of them were approved with conditions by the Committee. Details of these previous applications are summarised at **Appendix III** and their locations are shown on **Plan A-1**.

6.2 Applications No. A/YL-LFS/153, 196 and 446 for proposed temporary open storage/warehouse uses were approved with conditions by the Committee between 2007 and 2022. The considerations of these previous applications are not relevant to the current application which is for a different use.

6.3 The last previous application No. A/YL-LFS/519 submitted by a different applicant for the same applied use was approved with conditions by the Committee on 7.6.2024 mainly on considerations that temporary approval would not jeopardise the long-term planning intention of the “R(E)” zone; the proposed use was not incompatible with the surrounding land uses; and the proposed use was in line with TPB PG-No. 13G in that concerned government departments generally had no objection to the applications and the technical concerns could be addressed by implementation of approval conditions. However, the planning permission was subsequently revoked in December 2025 due to non-compliance with time-limited approval conditions on submission and/or implementation of drainage and fire service installations proposals.

#### **7. Similar Applications**

Within the same “R(E)” zone, there are five similar applications (No. A/YL-LFS/397, 426, 521, 549 and 563) for temporary logistics centre in the past five years. All of them were approved with conditions by the Committee mainly on considerations similar to those

mentioned in paragraph 6.3 above. Details of the similar applications are summarised at **Appendix III** and their locations are shown on **Plan A-1**.

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

8.1 The Site is:

- (a) hard-paved, erected with temporary structures and being used for the applied use without valid planning permission; and
- (b) directly abutting and accessible from Lau Fau Shan Road at its southwest.

8.2 The surrounding areas are predominated by vehicles parks, open storage yards, warehouses and logistics centres, some of which are covered by valid planning permissions. Other uses such as eating place, vehicle repair workshop and electric substation are also found in the vicinity of the Site.

## **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 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 as the applied use would generate traffic of heavy vehicles (but not involve dusty operation), and there are sensitive receivers, i.e. residential dwellings located within 100m from 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 note his advisory comments at **Appendix V**.

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

On 6.2.2026, 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 mainly on grounds that approval conditions of the last previous application have not been complied with.

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

- 12.1 The application is for temporary logistics centre for a period of three years at the Site which is 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 jeopardise the long-term planning intention of the “R(E)” 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 be advised not to carry out any substantial works therein.
- 12.2 The Site is located in an area predominated by vehicles parks, open storage yards, warehouses and logistics centres, some of which are covered by valid planning permissions. The applied use is considered generally not incompatible with the surrounding land uses. The Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) has no adverse comment on the application from landscape planning point of view.
- 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 except DEP, there are generally no adverse comments from concerned government departments including the Commissioner for Transport, Chief Engineer/Mainland North of Drainage Services Department (CE/MN, DSD) and Director of Fire Services (D of FS) from traffic, drainage and fire safety perspectives respectively. The technical requirements of CE/MN of DSD and D of FS could be addressed by implementation of approval conditions recommended in paragraph 13.2 below.
- 12.4 DEP does not support the application as there are sensitive receivers in the vicinity of the Site (the nearest residential dwellings being within 100m from the Site) (**Plan A-2**) and the applied use would generate traffic of heavy vehicles (i.e. container trailers). Nevertheless, it should be noted that the Site is directly abutting Lau Fau Shan Road where heavy vehicle traffic is permitted. Furthermore, the Site is not the subject of any substantiated environmental complaint in the last three years. To minimise any possible environmental nuisance, should the application be approved, the applicant will be advised to follow the latest ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’.
- 12.5 The Site was involved in a previous application (No. A/YL-LFS/519) for the same applied use, which was approved by the Committee on 7.6.2024 as detailed at

paragraph 6 above (**Plan A-1**). The Committee has also approved five 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.

- 12.6 Regarding the public comment received objecting to the application as summarised in paragraph 11 above, the current application is submitted by a different applicant and non-compliance with approval condition(s) will result in revocation of the planning permission.

### **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, PlanD 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 27.3.2029. 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 27.9.2026;
- (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 27.12.2026;
- (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 the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 27.9.2026;
- (e) in relation to (d) above, the implementation of the fire service installations proposal within **9 months** from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 27.12.2026;
- (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 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 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.

### **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 with attachments received on 28.1.2026
<b>Appendix Ia</b>	SI received on 4.2.2026
<b>Appendix II</b>	Extract 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>Appendix VI</b>	Public Comment Received During Statutory Publication Period
<b>Drawing A-1</b>	Layout Plan
<b>Plan A-1</b>	Location Plan with Previous and Similar 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

**PLANNING DEPARTMENT  
MARCH 2026**