

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/600

Applicant : Season Parking Company Limited represented by LANBASE Surveyors Limited

Site : Various Lots in D.D. 125, Ha Tsuen, Yuen Long

Site Area : About 4,740m²

Lease : Block Government Lease (demised for agricultural use)

Plan : Draft Hung Shui Kiu and Ha Tsuen (HSK and HT) Outline Zoning Plan (OZP) No. S/HSK/3
(currently in force)

Approved HSK and HT OZP No. S/HSK/2
(at the time of submission)

[the zoning and development restrictions for the application site (the Site) remain unchanged on the OZP No. S/HSK/3]

Zonings : (i) “Residential (Group A)3” (“R(A)3”) (about 95.5%);
[Restricted to a maximum plot ratio (PR) of 5.5 and a maximum building height (BH) of 140mPD]

(ii) “Government, Institution or Community” (“G/IC”) (about 3%)¹; and
[Restricted to a maximum BH of 8 storeys]

(iii) area shown as ‘Road’ (about 1.5%)¹

Application : Temporary Warehouse (Excluding Dangerous Goods Godown) and Logistics Centre for a Period of 3 Years

1. The Proposal

1.1 The applicant seeks planning permission for temporary warehouse (excluding dangerous goods godown) and logistics centre for a period of three years at the Site falling within an area zoned “R(A)3” on the OZP (**Plan A-1a**). According to the covering Notes of the OZP, temporary use or development of any land or buildings

¹ Minor portion of the Site falls within area zoned “G/IC” (about 142 m²) and area shown as ‘Road’ (about 71 m²), which could be regarded as minor boundary adjustment in accordance with the covering Notes of the OZP and are not included in the planning assessment for the current application.

not exceeding a period of three years at the Site requires planning permission from the Town Planning Board (the Board). The Site is currently used for open storage of containers and warehouse with valid planning permission under application No. A/HSK/534 until 4.10.2027.

- 1.2 The Site is accessible from Ping Ha Road via a local track (**Drawing A-1 and Plan A-2**) with the ingress/egress point at the northeastern part of the Site. According to the applicant, two single-storey temporary structures (not more than 13m in height) with a total floor area of not more than 4,016m² are proposed for warehouse, office, toilet and pump room. Three parking spaces for private cars (each of 5m x 2.5m) and two loading/unloading (L/UL) spaces for heavy goods vehicles (HGVs) (each of 11m x 3.5m) will be provided (**Drawing A-1**). The operation hours are from 8:00 a.m. to 8:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays. The site layout plan submitted by the applicant is at **Drawing A-1**.
- 1.3 The Site is involved in eight previous applications for various temporary logistics centre, warehouse and open storage of containers uses, which were all approved by the Rural and New Town Planning Committee (the Committee) of the Board between 2007 and 2024 (details at paragraph 6 below) (**Plan A-1b**).
- 1.4 Compared with the last application No. A/HSK/534 approved by the Committee on 4.10.2024, the current application is submitted by the same applicant for similar uses at the same site with a different layout and no open storage involved. A comparison of the major development parameters of the current application and the last approved application is summarised as follows:

Major Development Parameters	Approved Application (A/HSK/534) (a)	Current Application (A/HSK/600) (b)	Difference (b) – (a)
Applied Use	Proposed Temporary Warehouse (excluding Dangerous Goods Godown), Open Storage of Containers and Logistics Centre for a Period of 3 Years	Temporary Warehouse (Excluding Dangerous Goods Godown) and Logistics Centre for a Period of 3 Years	Deletion of Open Storage of Containers
Site Area	About 4,740m ²		No change
Total Floor Area	About 1,810.1m ²	About 4,016m ²	+2,205.9m² (+121.9%)
No. of Structures	2 (warehouse, office, toilet and pump room)		No change
Building Height	Not more than 13m (1 storey)		No change
No. of L/UL Space	3 for HGVs (each of 11m x 3.5m)	2 for HGVs (each of 11m x 3.5m)	-1
No. of Car Parking Space	3 for private cars (each of 5m x 2.5m)		No change
Operation Hours	from 8:00 a.m. to 8:00 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 an Application Form with attachments received on 3.3.2026 (**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) previous applications for similar uses have been approved by the Committee at the Site. Compared with the last application No. A/HSK/534, the current application is for similar uses with a revised layout. All approval conditions under the previous application have been complied with;
- (b) the application conforms with the relevant Town Planning Board Guidelines for ‘Application for Open Storage and Port Back-up Uses’ (TPB PG-No. 13G). The applied uses are compatible with the surrounding areas. Similar planning applications for open storage and port back-up uses have been approved by the Committee in the adjoining areas; and
- (c) insignificant environment, traffic and drainage impacts are anticipated.

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 Ping Shan Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

4. Town Planning Board Guidelines

TPB PG-No. 13G promulgated on 14.4.2023 is relevant to the application. The Site falls within the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) under the revised Guidelines. Relevant extract of the Guidelines is attached at **Appendix II**.

5. Background

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

6. Previous Applications

- 6.1 The Site was involved in eight previous applications (No. A/YL-HT/480, 569, 761, 935 and 994 and A/HSK/135, 385 and 534) for temporary logistics centre, warehouse and open storage of containers uses. All the applications were approved with conditions by the Committee/the Board between 2007 and 2024 mainly on the considerations that the temporary use was not incompatible with the surrounding environment; being generally in line with the relevant TPB PG-No. 13 and there were no major adverse comments from concerned government departments. Details of these applications are summarised at **Appendix III** and their locations are shown on **Plan A-1b**.
- 6.2 The last application No. A/HSK/534 for proposed temporary warehouse (excluding dangerous goods godown), open storage of containers and logistics centre submitted

by the same applicant as the current application was approved with conditions by the Committee on 4.10.2024 for a period of three years. All the approval conditions have been complied with and the planning permission is valid until 4.10.2027.

7. Similar Applications

There are eight similar applications (No. A/HSK/312, 316, 460, 461, 468, 502, 532 and 538) involving temporary logistics centre and/or warehouse uses straddling the subject “R(A)3” zone in the past five years. All of them were approved with conditions by the Committee between 2021 and 2025 based on similar considerations as mentioned in paragraph 6.1 above. Details of these applications are summarised at **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) accessible from Ping Ha Road via a local track; and
- (b) currently used for open storage of containers and warehouse with valid planning permission.

8.2 The surrounding areas are predominantly occupied by open storage yards, warehouse and logistics uses intermixed with residential dwellings, with some of the uses covered by valid planning permissions.

9. Planning Intention

The planning intention of the “R(A)” zone is primarily for high-density residential development.

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 because there are sensitive uses in the vicinity of the Site (the nearest residential dwelling being about 75m away) (**Plan A-2**) and the applied uses involve the use of heavy vehicle. Environmental nuisance is expected; and
- (b) no environmental complaints pertaining to the Site were received in

the past three years.

11. Public Comment Received During Statutory Publication Period

On 10.3.2026, the application was published for public inspection. During the statutory public inspection period, a public comment from an individual was received (**Appendix VI**) providing views on the implementation of the HSK/HT NDA.

12. Planning Considerations and Assessments

- 12.1 The application is for temporary warehouse (excluding dangerous goods godown) and logistics centre for a period three years at the Site zoned “R(A)3” on the OZP. Whilst the applied uses are not in line with the planning intention of the “R(A)” zone, there is no known development proposal 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 and 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 temporary basis of three years would not jeopardise the long-term planning intention of the “R(A)” zone. 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.
- 12.2 The applied uses are considered not incompatible with the surrounding areas which are predominantly occupied by open storage yards, warehouse and logistics uses intermixed with residential dwellings, with some of the uses covered by valid planning permissions (**Plan A-2**).
- 12.3 The applied uses are generally in line with TPB PG-No. 13G in that the Site falls within the HSK/HT NDA and eight previous planning approvals for temporary warehouse and/or logistics centre uses have been approved by the Committee between 2007 and 2024. For the last approved application No. A/HSK/534, all approval conditions have been complied with. The current application is submitted by the same applicant for similar uses at the same site. In this regard, sympathetic consideration may be given to the application.
- 12.4 Relevant government departments consulted including the Commissioner for Transport, Director of Fire Services and Chief Engineer/Mainland North of Drainage Services Department have no objection to or no adverse comment on the application from traffic, fire safety and drainage perspectives respectively. To address the technical requirements of the concerned departments, relevant approval conditions are recommended in paragraph 13.2 below. While DEP does not support the application as there are sensitive uses in the vicinity (the nearest residential dwelling being about 75m away) (**Plan A-2**) and the applied uses involve the use of heavy vehicles thus environmental nuisance is expected, there was no environmental complaint pertaining to the Site received in the past three years. 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” to minimise any potential environmental nuisances on the surrounding areas.

- 12.5 There are eight similar applications straddling the same “R(A)3” zone approved in the past five years as mentioned in paragraph 7 above. Approval of the current application is in line with the previous decisions of the Committee.
- 12.6 Regarding the public comment as summarised in paragraph 11 above, the planning considerations and assessments in paragraph 12.1 to 12.5 above are relevant.

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, 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 **17.4.2029**. 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 **17.7.2026**;
- (c) the submission of the revised 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 **17.10.2026**;
- (d) in relation to (c) above, the implementation of the revised 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 **17.1.2027**;
- (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 planning condition (b), (c) and (d) 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 uses are not in line with the planning intention of the “R(A)” zone which is primarily for high-density residential development. 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 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 the 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

Appendix I	Application Form received on 3.3.2026
Appendix II	Relevant Extracts of TPB PG-No. 13G
Appendix III	Previous and Similar Applications
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Appendix VI	Public Comment
Drawing A-1	Proposed Layout Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos

**PLANNING DEPARTMENT
APRIL 2026**