

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-LFS/605

- Applicant** : AMTB Electrical Supplies (HK) Limited represented by Mr. Wong Sun Wo William
- Site** : Lots 1901 and 1906 in D.D. 129 and Adjoining Government Land (GL), Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 684m² (including GL of 22m² or 3.2%)
- 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** : “Coastal Protection Area” (“CPA”)
- Application** : Proposed Temporary Warehouse for Storage of Electrical Wire for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary warehouse for storage of electrical wire for a period of three years at the application site (the Site) (**Plan A-1**) zoned “CPA” 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 paved¹ and largely occupied by vacant temporary structures (**Plans A-3a and A-4**).
- 1.2 According to the applicant, the application seeks to facilitate the relocation of an existing warehouse operation affected by the land resumption/clearance exercise under the Second Phase Development of the Yuen Long South New Development Area (YLS NDA) (**Appendix Ia**).
- 1.3 The Site is accessible from Deep Bay Road via a local track, with the ingress/egress located at the northeast of the Site (**Drawing A-1 and Plan A-2**). As indicated in the submission, the proposed warehouse would be used for storage of electrical wire. As shown on the layout plan at **Drawing A-1**, three single-storey structures (about

¹ Restrictions on pond and land filling for the subject “CPA” zone were incorporated in the Lau Fau Shan and Tsim Bei Tsui OZP No. S/YL-LFS/1 and S/YL-LFS/6 gazetted in 1994 and 2004 respectively. According to the aerial photo taken in April 2005 (**Plan A-3e**), the Site was still mainly a pond. Subsequently, it had been filled and paved without planning permission (**Plans A-3c to A-3d**). The applicant has not applied for planning permission for pond and land filling in the current application.

3 to 6m in height) with a total floor area of about 410m² are proposed for warehouses and meter room. Two parking spaces for private cars and one loading/unloading space for light goods vehicle would be provided.

1.4 According to the applicant, the operation hours would be between 8 a.m. and 6 p.m. from Mondays to Saturdays. There would be no operation on Sundays and public holidays. The proposed layout plan and drainage proposal submitted by the applicant are at **Drawings A-1 and A-2** respectively.

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

- (a) Application Form with attachments received on 16.3.2026 (Appendix I)
- (b) Supplementary Information (SI) received on 20.3.2026 (Appendix Ia)
- (c) Further Information (FI) received on 13.4.2026 (Appendix Ib)
[accepted and exempted from publication requirements]

2. Justifications from the Applicant

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

- (a) there is a shortage of available sites for temporary warehouse use in New Territories due to land resumption by the Government. Meanwhile, the applicant's warehouse has to be vacated for land resumption/clearance exercise under the Second Phase Development of the YLS NDA;
- (b) the Site had been used for warehouse for storage of animal feed for years, and the proposed use involves repurposing the existing warehouse for storing electrical wires;
- (c) no complaint has been received from residents in the vicinity; and
- (d) trips generated by the proposed use will not cause adverse traffic impact on the surrounding road network.

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 sending notification letter to the "current land owner". Detailed information would be deposited at the meeting for Members' inspection. For the GL portion, the "Owner's Consent/Notification" Requirements are not applicable.

4. Background

Part of the Site is currently subject to active planning enforcement action (Case No. E/YL-LFS/668) against unauthorized development (UD) involving storage use (**Plan A-2**). Enforcement Notice (EN) was issued to the concerned parties on 30.6.2025 requiring the discontinuance of the UD by 30.9.2025. Site inspection on 19.12.2025 revealed that the UD was discontinued. Reinstatement Notice will be issued requiring reinstatement of the

site including removal of leftovers, debris and fill materials (including hard paving) and grassing the specified area.

5. **Previous Application**

The Site is not involved in any previous planning application.

6. **Similar Applications**

There are two similar applications (No. A/YL-LFS/460 and 461) for temporary warehouse uses within the same “CPA” zone of the OZP in the past five years, which were rejected by the Rural and New Town Planning Committee (the Committee) of the Board in 2023 mainly on grounds that no strong justification was provided for a departure from the planning intention; there was insufficient information to demonstrate no adverse landscape, environmental and traffic impacts on the surrounding areas; and approval of the application would set an undesirable precedent. 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-4)**

7.1 The Site is:

- (a) hard paved and largely occupied by vacant temporary structures; and
- (b) accessible from Deep Bay Road to its northeast via a local track.

7.2 The surrounding areas in the “CPA” zone are predominated by vacant/unused land, grassland, cultivated farmland, mangroves along the coastline, aquaculture and pigsty farm. There is a watercourse along the southwestern boundary. Other uses such as open storage yards, warehouse, residential dwellings and carpark are also found in the vicinity of the Site in the nearby “Recreation” (“REC”) zones, mainly on the other side of Deep Bay Road. Some of these uses are suspected UDs subject to planning enforcement action.

8. **Planning Intention**

The “CPA” zone is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

9. Comments from Relevant Government Departments

9.1 Apart from the government department as set out in paragraph 9.2 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 III and IV** respectively.

9.2 The following government department has adverse comment on the application:

Landscaping

9.2.1 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) She has reservation on the application from landscape planning perspective.
- (b) The Site is part of a coastal protection area in Lau Fau Shan, which is a distinctive landscape resource.
- (c) According to the aerial photo taken in 2025 (**Plan A-3a**), the Site is situated in an area of rural coastal plain landscape characterised by temporary structures and tree clusters. From the site photos taken in March 2026, the Site is formed and existing trees are observed at the northeastern portion of the Site. According to the applicant's proposal, no tree felling is proposed in the application.
- (d) According to the layout plan in the submission, two warehouse structures are proposed without landscape mitigation measures.
- (e) In view of the above, the landscape character of the Site in the coastal protection area would be adversely affected by the proposed use.

10. Public Comments Received During Statutory Publication Period

On 24.3.2026, the application was published for public inspection. During the statutory public inspection period, two public comments from Kadoorie Farm & Botanic Garden Corporation and an individual (**Appendix V**) were received objecting to the application mainly on the grounds that the proposed use is not in line with the planning intention of the "CPA" zone; similar applications within the "CPA" zone were rejected; and there is no reason why the proposed use could not be accommodated in Category 2 areas under the Town Planning Board Guidelines No. 13G.

11. Planning Considerations and Assessments

11.1 The application is for proposed temporary warehouse for storage of electrical wire for a period of three years at the Site within the "CPA" zone, which is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of

high landscape, scenic or ecological value, with a minimum of built development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted. In this regard, despite that according to the applicant the application is to facilitate the relocation of a warehouse operation affected by the YLS NDA development and the Director of Agriculture, Fisheries and Conservation (DAFC) has no objection to the application, there is insufficient information given in the submission to justify the proposed warehouse, i.e. to demonstrate that it is needed to support the conservation of the existing natural landscape or scenic quality of the area, or is an essential infrastructure project with overriding public interest. There is no strong planning justification given in the submission to warrant a departure from the planning intention, even on a temporary basis.

- 11.2 The Site is located near the coast of Deep Bay and its surrounding areas are predominated by mangroves along the coastline, grassland, cultivated farmland, vacant/unused land, aquaculture and pigsty farm. As advised by DAFC, the Site is located adjacent to a semi-natural watercourse which links to the coast. Although there are open storage and warehouse uses in the vicinity in the “REC” zones mainly on the other side of Deep Bay Road, some of these uses are suspected UDs subject to planning enforcement action. The proposed use is considered not compatible with the surrounding environment.
- 11.3 By comparing the aerial photos/site photos taken between 2005 and 2026 (**Plans A-3a to A-3e and A-4**), it is noted that pond and land filling had been undertaken at the Site. The Site was gradually transformed from mainly a pond to paved land without planning permission. However, no application is made to regularise such pond and land filling works that had already been carried out. Besides, noting that no landscape mitigation measures are provided in the submission, CTP/UD&L of PlanD considers that the landscape character of the Site in the “CPA” zone would be adversely affected by the proposed use and has reservation on the application from landscape planning perspective.
- 11.4 Other concerned departments consulted including the Commissioner for Transport, Director of Environmental Protection, Chief Engineer/Mainland North of Drainage Services Department and Director of Fire Services have no objection to or no comment on the application from traffic, environmental, drainage and fire safety perspectives respectively.
- 11.5 There are two similar applications for warehouse use within the same “CPA” zone which were rejected by the Committee in 2023 (as detailed in paragraph 6 above). Approval of the application would set an undesirable precedent and encourage proliferation of similar uses within the same “CPA” zone. The cumulative effect of approving such similar applications would result in a general degradation of the natural environment of the area, thereby frustrating the planning intention of the “CPA” zone. Rejecting the application is in line with the previous decisions of the Committee.
- 11.6 Regarding the public comments received objecting to the application on grounds as summarised in paragraph 10 above, the planning considerations and assessments in paragraphs 11.1 to 11.5 above are relevant.

12. Planning Department's Views

12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comments mentioned in paragraph 10, the Planning Department does not support the application for the following reasons:

- (a) the proposed use is not in line with the planning intention of the “CPA” zone, which is to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. There is a general presumption against development in this zone. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis; and
- (b) the applicant fails to demonstrate that the proposed use would not have significant adverse landscape impact on the surrounding areas.

12.2 Alternatively, 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 3 years until 8.5.2029. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) the submission of a revised 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 8.11.2026;
- (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 8.2.2027;
- (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 planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 8.11.2026;
- (e) in relation to condition (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 8.2.2027;
- (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;
- (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; and

- (h) upon expiry of the planning permission, the reinstatement of the Site, including the removal of fill materials and grassing of the Site to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are attached at **Appendix IV**.

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 reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.
- 13.3 Alternatively, 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. Attachments

Appendix I	Application Form with attachments received on 16.3.2026
Appendix Ia	SI received on 20.3.2026
Appendix Ib	FI received on 13.4.2026
Appendix II	Similar Applications
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comments Received During Statutory Publication Period
Drawing A-1	Layout and Vehicular Access Plan
Drawing A-2	Drainage Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plans A-3a to A-3e	Aerial Photos in 2005, 2007, 2021, 2023 and 2025
Plan A-4	Site Photos

**PLANNING DEPARTMENT
MAY 2026**