

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

Application No. A/HSK/608

1. <u>Proposal</u>	
Applicant	莫永堅 represented by Allgain Land Planning Limited
Site (Plan A-1a)	Various Lots in D.D. 129 and Adjoining Government Land (GL), Ha Tsuen, Yuen Long
Site Area	About 9,800m ² (including GL of about 229m ² or about 2.3% of the application site (the Site))
Zoning and Outline Zoning Plan (OZP) No.	(i) “Government, Institution or Community” (“G/IC”) (about 87%) <i>[Restricted to a maximum building height of 50mPD];</i> and (ii) area shown as ‘Road’ (about 13%) on the draft Hung Shui Kiu and Ha Tsuen (HSK and HT) OZP No. S/HSK/3 <i>(currently in force and at the time of submission)</i>
Application	Renewal of Planning Approval for Temporary Logistics Centre and Ancillary Parking of Vehicles for a Period of 3 Years
Site Context and the Current Proposal	The Site is accessible from Ping Ha Road/Lau Fau Shan Road and the ingress/egress point is at the western part of the Site (Drawing A-1 and Plan A-2). A single-storey temporary structure (not more than 7.62m high) with a floor area of about 5,491m ² for logistics centre is located at the eastern portion of the Site. Nine other temporary structures (not more than 2 storeys and 8m in height) with a total floor area of about 390m ² are used for site office, electrical meter room, water meter room, water tank, pump room, forklift parking and toilet uses. Five parking spaces for private cars, five parking spaces for medium/heavy goods vehicles and six parking spaces for container vehicles are provided. Two loading/unloading spaces for heavy goods vehicles (11m x 3.5m) are also provided (Drawing A-2). According to the applicant, 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 (Appendix Ib). Plans showing the site layout, as-built drainage facilities and fire service installations (FSIs) submitted by the applicant are at Drawings A-2 to A-4 respectively.
Last Previous Relevant Application ¹	Application No. A/HSK/443 approved on 19.5.2023 for a period of 3 years until 26.6.2026, which was submitted by the same applicant for the same use with the same development parameters and layout at the same site. (Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_HSK_443/A_HSK_443_MainPaper.pdf for details of the last previous relevant application)
Justifications from the Applicant (Appendices I, Ia and Ib)	<p>(a) The application is for renewal of the planning approval for the same use with the same layout and development parameters under the last application No. A/HSK/443 on the Site. The current application is to continue the applied use during the interim period to meet the short-term needs of the applicant before the Site is required for the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) development.</p> <p>(b) All time-limited approval conditions for the previous application have been complied with. In support of the current application, the applicant has submitted an as-built drainage plan (Drawing A-3) and FSIs plan (Drawing A-4) accepted under the previous applications.</p> <p>(c) A number of previous applications for temporary public/container vehicle park or logistics centre with ancillary parking of vehicle have been approved at the Site since 2000.</p> <p>(d) The adjoining areas are occupied by open storage and port back-up uses with most of them covered by planning permissions. The applied use is not incompatible with the surrounding environment.</p>
Compliance with the “Owner’s Consent/Notification” requirements ²	Posting site notice and sent notice to Ping Shan Rural Committee.

¹ The Site was involved in 12 previous applications (No. A/YL-HT/151, 291, 311, 431, 594, 701, 795, 866 and 1072 and A/HSK/40, 227 and 443) (**Plan A-1b**) for temporary public vehicle park or logistics centre with ancillary parking of vehicle uses covering different extents of the Site, which were approved between 2000 and 2023. Amongst these 12 applications, five of them (No. A/YL-HT/866 and 1072 and A/HSK/40, 227 and 443) are for the same use with similar development parameters by the same applicant.

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 iv. the 3-year approval period sought does not exceed the duration of the last approval. 	✓		<p>Whilst the applied use is not in line with the planning intention of the “G/IC” 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 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>
(b)	In line with TPB PG-No.13G ⁴	✓		The Site falls within the HSK/HT NDA 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?	✓		Relevant government departments consulted, except Environmental Protection Department below, have no objection to or no adverse comment on the application (Appendix II).

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

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

				<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 Sites" ("CoP") to minimise the potential environmental nuisances 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 27.6.2026 to 26.6.2029. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval Conditions

- the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- 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 27.9.2026;

- (c) the implementation of the accepted 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 27.3.2027;
- (d) 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
- (e) if any of the above planning condition (b) or (c) 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**.

- Alternatively, should the committee decide to reject the application, the following reason for rejection is/are suggested for Members' reference:

The applied use is not in line with the planning intention of the "G/IC" zone, which is primarily for provision of Government, institution or community facilities serving the needs of the local residents and/or wider district, region or territory. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

Attachments

Appendix I	Application Form received on 27.3.2026
Appendix Ia	Further Information received on 16.4.2026 (accepted and exempted from publication and recounting requirements)
Appendix Ib	Further Information received on 6.5.2026 (accepted and exempted from publication and recounting requirements)
Appendix II	Government Departments with No Objection / No Adverse Comment
Appendix III	Recommended Advisory Clauses
Drawing A-1	Location Plan
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
MAY 2026**