

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

**APPLICATION NO. A/YL-LFS/609**

- Applicant** : Honest Board Development Limited represented by R-riches Property Consultants Limited
- Site** : Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 34,800m<sup>2</sup>
- Lease** : Lot 3450 in D.D.129  
New Grant Lot No. 843 for private residential purposes only
- Remaining Lots  
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 with Ancillary Canteen and Site Office for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for temporary logistics centre with ancillary canteen and site office for a period of three years at the application site (the Site) falling within an area zoned “R(E)” on the OZP (**Plan A-1a**). 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 used for the applied use without valid planning permission (**Plans A-2, A-4a to A-4d**).
- 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-2**). As shown on the layout plan at **Drawing A-1**, 19 structures of one to two storeys (about 3m to 11m in height) with a total floor area of about 23,822m<sup>2</sup> are used for logistics centre, site office, guardroom, washroom, meter room, rain shelter, canteen, transformer room, pump room and fire service water tank. 12 loading/unloading (L/UL) spaces for medium/heavy goods vehicles and 12 L/UL spaces for container vehicles are provided. No storage of recyclable, dismantling, assembling, repairing or other workshop activities will be carried out on the Site. 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, vehicular access plan and fire service installations (FSIs) plan submitted by the applicant are at **Drawings A-1 to A-3** respectively.

- 1.3 The Site was involved in 28 previous applications, including five (No. A/YL-LFS/290, 334, 397, 521 and 549) for the same applied use approved by the Rural and New Town Planning Committee (the Committee) of the Board between 2016 and 2025 (details at paragraph 6 below). While the last approved application No. A/YL-LFS/549 covers a minor portion of the Site and the planning permission is still valid, the planning permission of previous application No. A/YL-LFS/521 submitted by a different applicant covering the same Site was revoked in April 2026 due to non-compliance with time-limited approval conditions.
- 1.4 A comparison of the major development parameters between the previous application (No. A/YL-LFS/521) and the current application is as follows:

	<b>Previously Approved Application No. A/YL-LFS/521 (a)</b>	<b>Current Application No. A/YL-LFS/609 (b)</b>	<b>Difference (b) - (a)</b>
<b>Site Area</b>	About 34,800m <sup>2</sup>		No change
<b>Total Floor Area</b>	About 24,024m <sup>2</sup>	About 23,822m <sup>2</sup>	-202m <sup>2</sup> (-0.8%)
<b>No. of Structures</b>	20	19	-1 (-5%)
<b>Building Height</b>	Not more than 11m and 2 storeys		No change
<b>No. of Parking Spaces</b>	Nil		No change
<b>No. of L/UL Spaces</b>	12 for Medium/Heavy Goods Vehicles 12 for Container Vehicles		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 24.3.2026 (**Appendix I**)  
 (b) Supplementary Information (SI) received on 27.3.2026 (**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 Site falls within Category 2 areas under the Town Planning Board Guidelines No. 13G. Approval of the application on a temporary basis will not jeopardise the long-term planning intention of the “R(E)” zone;
- (b) the applied use is not incompatible with the surrounding land uses which are predominated by logistics centres and open storage yards;

- (c) the Site is the subject of several previous applications for temporary logistics centre use. Also, similar applications were approved in the vicinity of the Site. Approval of the current application is in line with the Board's previous decisions;
- (d) the ancillary office is to provide indoor workspace for the administrative staff to support the operation of the temporary logistics centre. The ancillary canteen will only serve staff working on the Site;
- (e) sufficient manoeuvring space is provided within the Site such that no vehicle will turn back onto local access. Adverse traffic impact to the surrounding road network is not anticipated; and
- (f) the applicant will follow relevant practice notes or guidelines issued by the Environmental Protection Department. The applied use will not generate significant nuisance.

### **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 publishing a notice on three local newspapers 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 was involved in 28 previous applications for temporary open storage and temporary logistics centre uses. 24 of them were approved whilst four were rejected by the Committee or the Board on review. Details of these applications are summarised in **Appendix III** and the locations of the sites are shown on **Plan A-1b**.

#### *Approved Applications*

- 6.2 18 applications (No. A/YL-LFS/19, 35, 43, 47, 61, 88, 126, 138, 159, 171, 188, 196,

204, 226, 233, 251, 264 and 265) for various temporary open storage uses covered by different extents of the Site were approved by the Committee between 1997 and 2014. The considerations of these previous applications are not relevant to the current application which involves a different use.

- 6.3 Application No. A/YL-LFS/276 for proposed temporary logistics centre and open storage of construction machinery and material, brand-new trailer with ancillary canteen and trailer park for a period of three years was approved by the Committee in 2015 mainly on considerations that temporary development could be tolerated in the interim; the applied use was not incompatible with the general character of the area; the applied use was generally in line with the relevant TPB PG-No. 13 in that there was generally no adverse comment from concerned government departments, or the technical concerns could be addressed by implementation of approval conditions.
- 6.4 Applications No. A/YL-LFS/290, 334, 397, 521 and 549, involving different extents of the Site, for temporary logistics centre for a period of three years were approved by the Committee between 2016 and 2025 mainly on similar considerations as summarised in paragraph 6.3 above. The planning permission of applications No. A/YL-LFS/290, 334 and 521 were revoked on 26.1.2019, 22.7.2021 and 24.4.2026 respectively due to non-compliance with time-limited approval conditions on the implementation of FSIs proposal. For application No. A/YL-LFS/549 covering a minor portion of the Site, the planning permission is valid until 28.3.2028.

#### *Rejected applications*

- 6.5 Applications No. A/YL-LFS/79, 95, 108 and 119 for various open storage uses were rejected by the Committee or the Board on review between 2002 and 2004. The considerations of these previous applications are not relevant to the current application which involves a different use.

## **7. Similar Applications**

Within the same “R(E)” zone, there are four similar applications (No. A/YL-LFS/426, 519, 563 and 600) 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 these similar 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-4d)**

- 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.
- 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 and vehicle repair workshop are also found in the vicinity of the Site. To the immediate south is the village settlement of the recognised village of San Hing Tsuen.

## **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 departments 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 departments do not support or have reservation on 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 (**Plan A-2**). It is anticipated that the applied use would cause environmental nuisance to the residential dwellings nearby.
- (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**.

### **Land Administration**

10.2.2 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) He has reservation on the application since there are unauthorized structures and/or uses on Lots 2204 S.A, 2225 and 2350 in D.D.129 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify and/or apply for regularisation of the lease breaches as demanded by LandsD.
- (b) The applicant should note his advisory comments at **Appendix V**.

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

On 31.3.2026, the application was published for public inspection. During the statutory public inspection period, a public comment from an individual was received (**Appendix VI**) objecting to the application mainly on grounds that approval conditions of application No. A/YL-LFS/521 have not been complied with.

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

- 12.1 The application is for temporary logistics centre with ancillary canteen and site office 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.
- 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 and DLO/YL of LandsD, 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, environmental nuisance is anticipated. 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 Regarding DLO/YL’s concern on the unauthorised structures and/or uses erected

within the Site, the applicant will be advised to liaise with LandsD on these land administration matters should the Committee approve the application.

- 12.6 The Site was involved in five previous applications for temporary logistics centre approved with conditions by the Committee between 2016 and 2025 as detailed at paragraph 6 above (**Plan A-1b**). It is noted that three of these planning permissions (No. A/YL-LFS/290, 334 and 521) covering the same Site, submitted by different applicants compared with the current application, were revoked on 26.1.2019, 22.7.2021 and 24.4.2026 respectively due to non-compliance with time-limited approval conditions on the implementation of FSIs proposal. In support of the current application, the applicant has submitted FSIs proposal and D of FS has no in-principle objection to the application. Should the application be approved, the applicant will be advised that should it fail to comply with any of the approval conditions resulting in revocation of the planning permission, sympathetic consideration may not be given to any further applications. Besides, four similar applications have been approved within the same “R(E)” zone in the past five years. Approval of the current application is in line with previous decisions of the Committee.
- 12.7 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, 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 **22.5.2029**. 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 **22.8.2026**;
- (c) 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 **22.11.2026**;
- (d) in relation to (c) 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 22.2.2027;

- (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 above planning condition (b), (c) or (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 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 24.3.2026
<b>Appendix Ia</b>	SI received on 27.3.2026
<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>Drawing A-2</b>	Vehicular Access Plan
<b>Drawing A-3</b>	FSIs Plan
<b>Plan A-1a</b>	Location Plan with Similar Applications

<b>Plan A-1b</b>	Site Plan with Previous Applications
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a to A-4d</b>	Site Photos

**PLANNING DEPARTMENT  
MAY 2026**