

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-LFS/610

- Applicant** : Mr. Pun Yiu Tung represented by Allgain Land Planning Limited
- Site** : Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 3,960m²
- 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** : “Recreation” (“REC”)
- Application** : Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary warehouse (excluding dangerous goods godown) for a period of three years at the application site (the Site) falling within an area zoned “REC” on the OZP (**Plan A-1**). 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 and erected with structures used for the applied use, recycling workshop and vehicle repair workshop without valid planning permission (**Plans A-2, A-4a to A-4c**).
- 1.2 The Site, with ingress/egress point at its south, is accessible from Deep Bay Road via local track (**Plan A-3 and Drawing A-2**). As shown on the layout plan at **Drawing A-1**, three single-storey structures (not more than 9m in height) with a total floor area of about 2,370m² will be erected for warehouse and toilet. As indicated in the submission, the warehouse will be used for storage of hardware accessories. One loading/unloading (L/UL) space for light goods vehicle (LGV) will be provided. According to the applicant, the operation hours would be between 8 a.m. and 6 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays. No workshop activities will be carried out at the Site. The layout plan and vehicular access plan submitted by the applicant are at **Drawings A-1 and A-2** respectively.
- 1.3 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with attachments received on 13.4.2026 (**Appendix I**)
 - (b) Supplementary Information (SI) received on 20.4.2026 (**Appendix Ia**)

- | | |
|---|---------------|
| (c) Further Information (FI) received on 28.4.2026* | (Appendix Ib) |
| (d) FI received on 13.5.2026* | (Appendix Ic) |
| <i>[*accepted and exempted from publication requirements]</i> | |

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 FIs at **Appendices I to Ic**. They can be summarised as follows:

- (a) the applied use is temporary in nature, and the planning intention of the “REC” zone is unlikely to be fully realised in the near future. The applied use would not jeopardise the long-term planning intention;
- (b) the applied use would not involve felling of trees. No adverse landscape impact would be caused to the surroundings;
- (c) the applied use would only involve one L/UL space for LGV. No adverse traffic impact would be caused to Deep Bay Road; and
- (d) the applied use would not cause adverse environmental, air quality, drainage and noise 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. **Background**

The Site is currently not subject to any active planning enforcement action. Subject to collection of sufficient evidence, appropriate enforcement action under the Town Planning Ordinance would be taken.

5. **Previous Applications**

The Site was involved in two previous applications (No. A/YL-LFS/230 and 236) for temporary open storage use which were rejected by the Rural and New Town Planning Committee (the Committee) of the Board in 2011 and 2012 respectively. Details of the previous applications are summarised in **Appendix II** and their locations are shown on **Plan A-1**. Considerations of these two previous applications are not relevant to the current application which involves a different use.

6. Similar Applications

Within the same “REC” zone, there are 24 similar applications involving temporary warehouse in the past five years, all of which were approved with conditions by the Committee between 2021 and 2026 mainly on considerations that temporary approval would not jeopardise the long-term planning intention; the applied use was not incompatible with the surrounding land uses; there were generally no adverse comments from concerned government departments; and the technical requirements could be addressed by implementation of approval conditions. Details of these 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-4c)

7.1 The Site is:

- (a) hard paved and erected with structures used for the applied use, recycling workshop and vehicle repair workshop without valid planning permission; and
- (b) accessible from Deep Bay Road via local track.

7.2 The surrounding areas are predominated by warehouses and open storage yards, some of which are covered by valid planning permissions. Other uses such as recycling workshop, residential dwellings, temple and vacant land are also found in the vicinity of the Site.

8. Planning Intention

The “REC” zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

9. Comments from Relevant Government Bureau/Departments

All government bureau/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.

10. Public Comment Received During Statutory Publication Period

On 21.4.2026, the application was published for public inspection. During the statutory public inspection period, a public comment from an individual was received (**Appendix V**) objecting to the application mainly on the grounds that the Site falls within Category 4 areas under the Town Planning Board Guidelines No. 13G (TPB-PG No. 13G)¹ and the Site has been filled hence it is a suspected ‘destroy first, build later’ case.

¹ The Site falls within Category 3 areas under the TPB-PG No. 13G which is related to open storage and port back-up uses. However, the TPB-PG No. 13G does not apply to the current application which is for warehouse use.

11. Planning Considerations and Assessments

- 11.1 The application is for temporary warehouse (excluding dangerous goods godown) for a period of three years at the Site within the “REC” zone of the OZP (**Plan A-1a**). Although the applied use is not in line with the planning intention of the “REC” zone, there is no known development proposal 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 “REC” 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 advised not to carry out any substantial works therein.
- 11.2 The Site is located in an area predominated by warehouses and open storage yards, some of which are covered by valid planning permissions. The applied use is considered not incompatible with the surrounding land uses.
- 11.3 Concerned government departments consulted, including the Commissioner for Transport, Director of Environmental Protection, Chief Engineer/Mainland North of Drainage Services Department (CE/MN of DSD) and Director of Fire Services (D of FS) have no objection to or no adverse comment on the application from traffic, environmental, drainage and fire safety aspects respectively. The technical requirements of CE/MN of DSD and D of FS could be addressed by implementation of approval conditions recommended in paragraph 12.2 below. To minimise possible environmental nuisance, the applicant will also be advised to follow the latest ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’.
- 11.4 The Committee has approved 24 similar applications within the same “REC” zone in the past five years as detailed in paragraph 6 above. Approval of the current application is in line with the previous decisions of the Committee.
- 11.5 Regarding the public comment objecting to the application as summarised in paragraph 10 above, the planning considerations and assessments in paragraphs 11.1 to 11.4 above are relevant, and planning permission for filling of land within the “REC” zone is not required.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comment mentioned in paragraph 10, the Planning Department has no objection to the application.
- 12.2 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 **5.6.2029**. 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 **5.12.2026**;
- (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 **5.3.2027**;
- (c) in relation to (b) above, the implemented drainage facilities 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 **5.12.2026**;
- (e) in relation to (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 **5.3.2027**;
- (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; 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 IV**.

- 12.3 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 "REC" zone, which is primarily for recreational developments for the use of the general public. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

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 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.

13.3 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.

14. Attachments

Appendix I	Application Form with attachments received on 13.4.2026
Appendix Ia	SI received on 20.4.2026
Appendix Ib	FI received on 28.4.2026
Appendix Ic	FI received on 13.5.2026
Appendix II	Previous and Similar Applications
Appendix III	Government Bureau/Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comment Received During Statutory Publication Period
Drawing A-1	Layout Plan
Drawing A-2	Vehicular Access Plan
Plan A-1	Location Plan with Previous and Similar Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4c	Site Photos

**PLANNING DEPARTMENT
JUNE 2026**