

RNTPC Paper No. A/HSK/612
for Consideration by
the Rural and New Town
Planning Committee on 10.7.2026

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

Application No. A/HSK/612

1. <u>Proposal</u>	
Applicant	Fine Vision Investments Limited represented by Allgain Land Planning Limited
Site (Plan A-1)	Various Lots in D.D. 125, Ha Tsuen, Yuen Long
Site Area	About 4,990m ²
Zonings and Outline Zoning Plan (OZP) No.	(i) “Residential (Group A)2” (“R(A)2”) (about 39.6%); <i>[restricted to a maximum plot ratio (PR) of 6 and a maximum building height (BH) of 140mPD]</i> (ii) “Residential (Group A)3” (“R(A)3”) (about 27.4%); <i>[restricted to a maximum PR of 5.5 and a maximum BH of 140mPD]</i> (iii) an area shown as ‘Road’ (about 33%) 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 application site (the Site) is accessible from Ping Ha Road via a local track with the ingress/egress point at the northeastern part of the Site (Drawing A-1 and Plan A-2). A single-storey temporary structure (not more than 11m in height) with a floor area of not more than 3,540m² for logistics centre with rain shelter is located at the southern portion of the Site. Three other single-storey structures (not more than 3.5m to 5m in height) with a total floor area of 120m² are used for site office, water tank and pump room and toilet. Two parking spaces for medium and heavy goods vehicles (each of 11m x 3.5m) and a parking space for container trailer (16m x 3.5m) are provided (Drawing A-2). According to the applicant, 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. Plans showing the location with vehicular access, site layout, as-built drainage and

	fire service installations (FSIs) submitted by the applicant are at Drawings A-1 to A-4 respectively.
Last Previous Relevant Application ¹	Application No. A/HSK/460 approved on 14.7.2023 for a period of 3 years until 14.7.2026, which was submitted by the same applicant for the same use with the same layout and development parameters at the same site. (Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_HSK_460/A_HSK_460_MainPaper.pdf for details of the last previous relevant application)
Justifications from the Applicant (Appendix I)	(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/460 at the same site. There is no significant change to the planning circumstances and surrounding areas when compared to the last application. (b) All time-limited approval conditions for the previous application No. A/HSK/460 have been complied with. In support of the current application, the applicant has submitted the previously accepted drainage (Drawing A-3), FSIs proposal (Drawing A-4) and corresponding F.S. 251 certificates. (c) The applied use is not incompatible with the surrounding areas comprising container yards and logistics centre uses. Similar planning applications for open storage and port back-up uses have been approved by the Committee.
Compliance with the “Owner’s Consent/ Notification” requirements ²	Posted site notice and sent notice to Ha Tsuen Rural Committee.

¹ The Site was involved in seven previous applications (No. A/YL-HT/121, 637, 873, 939 and 960 and A/HSK/85 and 460) (**Plan A-1b**) for various temporary open storage and logistics centre with/without ancillary parking of vehicle or workshop uses covering different extents of the Site. All applications were approved by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) between 1999 and 2023. Amongst these seven applications, three of them (No. A/YL-HT/ 960, A/HSK/85 and 460) are for the same use with similar development parameters submitted 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)	In line with TPB PG-No. 34D³, including: 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.	✓		Whilst the applied use is not entirely in line with the planning intentions of the “R(A)” zone and ‘Road’ area, 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.
(b)	In line with TPB PG-No.13G ⁴	✓		The Site falls within the HSK/HT NDA and previous planning approvals have 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 last approved application.
(d)	Any adverse departmental comments?	✓		Relevant government departments consulted, except Lands Department and 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

				<u>Adverse Departmental Comments</u> - District Lands Officer, Yuen Long, Lands Department (DLO/YL, LandsD) has adverse comments on the application in view of the unauthorized structure(s) on Lot No. 760 RP in D.D. 125 which is subject to lease enforcement actions. In this regard, the lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD. - 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. <u>PlanD's Assessments</u> - To address DEP's concerns and the technical requirements of concerned department, 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 potential environmental nuisance on the surrounding areas. Regarding DLO/YL, LandsD's concerns on the unauthorized structures within the Site, the applicant will be advised to liaise with LandsD on these land administration matters should the Committee approve the renewal application.
(e)	Public comments received during statutory publication period		✓	No public comment was received.

3. <u>Planning Department's View</u>	
• <u>No objection</u> to the application.	
4. <u>Decision Sought</u>	
• 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 <u>15.7.2026 to 14.7.2029</u>. The following conditions of approval and advisory clauses are suggested for Members' reference: <u>Approval Conditions</u> (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 commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by <u>15.10.2026</u>; (c) 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 (d) if the above planning condition (b) 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. <u>Advisory clauses</u> 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 "R(A)" zone, which is primarily for high-density residential developments. 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 15.5.2026
Appendix Ia	Supplementary Information received on 20.5.2026
Appendix II	Government Bureau / Departments with No Objection / No Adverse Comment
Appendix III	Recommended Advisory Clauses
Drawing A-1	Location Plan with Vehicular Access
Drawing A-2	Layout Plan
Drawing A-3	As-built Drainage Plan
Drawing A-4	FSIs Plan
Plan A-1a	Location Plan

Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan

PLANNING DEPARTMENT
JULY 2026