

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

Application No. A/HSK/613

1. <u>Proposal</u>	
Applicant	Sense Limited represented by Metro Planning & Development Company Limited
Site (Plan A-1)	Various Lots in D.D. 125, Ha Tsuen, Yuen Long
Site Area	About 3,570m ²
Zoning and Outline Zoning Plan (OZP) No.	“Government, Institution or Community” (“G/IC”) <i>[Restricted to a maximum building height of 8 storeys]</i> 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 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 two-storey temporary structure (not more than 12m in height) with a floor area of about 3,520m ² is used for logistics centre. Four one to two-storey temporary structures (not more than 3 to 8m in height) with a total floor area of about 248m ² are used for site office, pump room and water tank, staff restroom and toilet. One loading and unloading bay for container trailer (16m x 3.5m) is 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. Plans showing the location with vehicular access, site layout and as-built drainage submitted by the applicant are at Drawings A-1 to A-3 respectively.
Last Previous Relevant Application ¹	Application No. A/HSK/458 approved on 14.7.2023 for a period of 3 years until 21.8.2026, which was submitted by the same

¹ The Site was involved in 11 previous applications (No. A/YL-HT/7, 128, 216, 380, 534, 716, 827 and 993 and A/HSK/73, 241 and 458) (**Plan A-1b**) for open storage or logistics centre with/without ancillary packaging activities covering different extents of the Site, which were approved between 1996 to 2023. Amongst these 11

	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_458/A_HSK_458_MainPaper.pdf for details of the last previous relevant application)
Justifications from the Applicant (Appendices I and Ia)	(a) The application is for renewal of the planning approval for the same use with the same development parameters and layout under the last application No. A/HSK/458 at the same site. (b) The applied use is not incompatible with the surrounding areas comprising open storage and port back-up uses. The applied use is temporary in nature and would not jeopardise the long-term planning intention of the “G/IC” zone. There is a shortage of land for port back-up uses in Ha Tsuen. Similar planning applications for open storage and port back-up uses within the same “G/IC” zone have been approved. (c) All time-limited approval conditions for the previous application No. A/HSK/458 have been complied with. In support of the current application, the applicant has submitted the previously accepted drainage, fire service installations proposals and corresponding F.S. 251 certificates. (d) Insignificant traffic, environmental and drainage impacts are anticipated.
Compliance with the “Owner’s Consent/Notification” requirements²	Posted site notice and sent notice to the Ha Tsuen Rural Committee.

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	✓		Whilst the applied use is not entirely in line with the planning intention of the “G/IC” zone, there is no known development proposal at the Site. The

applications, three of them (No. A/HSK/73, 241 and 458) 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.

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

	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.			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 have no objection to or no adverse comment on the application (Appendix II). <u>PlanD's Assessments</u> To address the technical requirements of the concerned departments, relevant approval conditions are recommended in paragraph 4 below. The applicant will also be advised to follow the latest "Code of Practice of Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimise potential environmental nuisance on the surrounding areas.
(e)	Public comments received during statutory publication period		✓	No public comment was received.

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

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 22.8.2026 to 21.8.2029. The following conditions of approval and advisory clauses are 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 commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 22.11.2026;
- (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.

Advisory clauses

The recommended advisory clauses are at **Appendix III**.

- There is no strong reason to recommend rejection of the renewal application.

Attachments

Appendix I	Application Form received on 15.5.2026
Appendix Ia	Supplementary Information received on 19.5.2026
Appendix II	Government 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
Plan A-1a	Location Plan
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan

PLANNING DEPARTMENT
JULY 2026