

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-LFS/616

- Applicant** : Honest Board Development Limited represented by R-riches Planning Limited
- Site** : Various Lots in D.D. 129 and Adjoining Government Land (GL), Lau Fau Shan, Yuen Long,
- Site Area** : About 2,811m² (including GL of about 263m² or 9.4%)
- 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** : “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** : Proposed Temporary Container Vehicle Park for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary container vehicle park for a period of three years at the application site (the Site) falling within an area zoned “R(E)” 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 hard-paved, currently vacant and partly fenced off (**Plans A-2 and A-4**).
- 1.2 The Site is accessible from Lau Fau Shan Road via a local track through the adjoining logistic centre sites (**Drawing A-1** and **Plan A-2**) with the ingress/egress point located at the northeastern corner of the Site. As shown on the layout plan at **Drawing A-2**, a total of 12 container vehicle parking spaces (3.5m x 16m) will be provided and no structures will be erected at the Site. According to the applicant, solid metal fencing of 2.5m high will be erected along the Site boundary and 17 nos. of new trees will also be planted along the southern periphery of the Site (**Drawing A-3**). The operation hours would be between 7 a.m. and 9 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays. No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities, and no storage of dangerous goods will be carried out at the Site.

1.3 In support of the application, the applicant has submitted the following documents:

- (a) Application Form with attachments received on 18.5.2026 (Appendix I)
- (b) Supplementary Information (SI) received on 20.5.2026 (Appendix Ia)
- (c) Further Information (FI) received on 24.6.2026* (Appendix Ib)
- (d) FI received on 3.7.2026* (Appendix Ic)

**accepted and exempted from recounting or publication requirements*

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** respectively. They can be summarised as follows:

- (a) there are pressing demand for local and cross-boundary logistics in recent years, the proposed use is to accommodate the expanding fleet to cater for the applicant's growing logistics business located adjacent to the Site;
- (b) for the proposed vehicular ingress/egress, the applicant will liaise with relevant government departments and/or responsible parties before implementing the proposal of the current application;
- (c) the proposed use will provide sufficient parking space for container vehicles and minimise the risk of obstruction in the surrounding road networks; and
- (d) there are similar applications for other open storage and port back-up uses in the same "R(E)" zone of the Site which were approved by the Board in the past five years. Approval of the current application would not set an undesirable precedent.

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. For the GL portion, the requirements as set out in TPB PG-No. 31B are not applicable.

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 Site is currently not subject to planning enforcement action.

6. **Previous Applications**

Parts of the Site along its periphery were involved in eight previous applications for temporary open storage of containers and/or construction materials with ancillary uses (including trailer parking). Seven applications (No. A/YL-LFS/35, 47, 61, 126, 138, 171 and 188) were approved by the Rural and New Town Planning Committee (the Committee) of the Board between 1998 to 2009, while application No. A/YL-LFS/108 was rejected by the Board on review in 2003. The considerations of these previous applications are not relevant to the current application which is for a different use. Details of these applications are summarised in **Appendix III** and the locations of the sites are shown on **Plan A-1**.

7. **Similar Application**

There is no similar application within the subject “R(E)” zone.

8. **The Site and Its Surrounding Areas (Plans A-1 to A-4)**

8.1 The Site is:

- (a) hard-paved, currently vacant and partly fenced off; and
- (b) accessible via a local track leading from Lau Fau Shan Road (**Plan A-1**).

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. To the south is the village settlement of the recognised village of San Hing Tsuen (**Plan A-3**).

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 paragraphs 10.2 and 10.3 below, other departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments are provided in **Appendices IV and V** respectively.

10.2 The following government department supports the application:

Traffic

10.2.1 Comments of the Commissioner for Transport (C for T):

- (a) she supports the application which could meet the local parking demand; and
- (b) the applicant should note her advisory comments at **Appendix V**.

10.3 The following government department does not support the application:

Environment

10.3.1 Comments of the Director of Environmental Protection (DEP):

- (a) he does not support the application as the proposed 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**);
- (b) there is no substantiated environmental complaint pertaining to the Site received in the past three years; and
- (c) the applicant should note his advisory comments at **Appendix V**.

11. Public Comment Received During Statutory Publication Period

On 26.5.2026, 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 the traffic of container vehicles would affect the accessibility to a heritage site, namely Tai Shing Public School (泰成公立學校), and pose safety risks to the local road networks.

12. Planning Considerations and Assessments

12.1 The application is for proposed temporary container vehicle park for a period of three years at the Site which is zoned “R(E)” on the OZP (**Plan A-1**). Although the proposed use is not in line with the planning intention of the “R(E)” zone, there is no known development proposal at the Site. Besides, C for T supports the application which could meet the local parking demand. 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 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 applicant undertakes to erect solid metal fencing of 2.5m high along the Site boundary and to plant 17 nos. of new trees along the southern periphery of the Site. In this regard, the Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) has no adverse comment on the application from landscape planning perspective. The proposed use is considered 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, there are generally no adverse comments from concerned government departments including the Chief Engineer/Mainland North of Drainage Services Department (CE/MN, DSD) from drainage perspective. The technical requirements of CE/MN, DSD 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 proposed use would generate traffic of heavy vehicles. Nevertheless, it should be noted that the Site is located in a cluster of existing logistics centres abutting Lau Fau Shan Road where heavy vehicle traffic is permitted, and access from the Site to Lau Fau Shan Road would not pass through the nearby village. Furthermore, the Site is not the subject of any substantiated environmental complaint in the past 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 the public comment received objecting to the application as summarised in paragraph 11 above, the planning considerations and assessments in paragraphs 12.1 to 12.4 above are relevant. The proposed use will not affect the accessibility to the heritage site (i.e. Wong Yun Wui Ancestral Hall) located in San Hing Tsuen (**Plan A-2**), which is a Grade 3 historic building and had been used as a school named Tai Shing Public School (泰成公立學校) before it ceased to operate in the 1960s. The applicant will also be advised to provide sufficient safety precautions to avoid obstruction or danger caused to any person or vehicle on the road.

13. Planning Department's Views

- 13.1 Based on the assessments made in paragraph 12 above and having taken into account the public comment in paragraph 11 above, PlanD 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 **10.7.2029**. 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 **10.1.2027**;
- (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 **10.4.2027**;
- (c) in relation to (b) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (d) 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
- (e) if any of the above planning condition (a) or (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 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 proposed 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

Appendix I
Appendix Ia

Application Form with attachments received on 18.5.2026
SI received on 20.5.2026

Appendix Ib	FI received on 24.6.2026
Appendix Ic	FI received on 3.7.2026
Appendix II	Extract of Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13G)
Appendix III	Previous Applications
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Appendix VI	Public Comment Received During Statutory Publication Period
Drawing A-1	Vehicular Access Plan
Drawing A-2	Layout Plan
Drawing A-3	Landscape Plan
Plan A-1	Location Plan with Previous Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

PLANNING DEPARTMENT
JULY 2026