

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-LFS/620

- Applicant** : Leader Series Limited represented by FiBi International Project Consultancy Co. Limited
- Site** : Lot 1699 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 510m²
- 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 Shop and Services (Retail Shop for Hardware Accessories) with Ancillary Facilities for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary shop and services (retail shop for hardware accessories) with ancillary facilities 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 Notes of the OZP for the “R(E)” zone, ‘Shop and Services’ in open-air development or building other than industrial building is a Column 2 use which requires planning permission from the Town Planning Board (the Board). The Site is currently hard-paved and mainly used for storage of construction machinery and containers without valid planning permission (**Plans A-4a and A-4b**).
- 1.2 The Site is accessible from Deep Bay Road via a local track, with the ingress/egress located at the southern part of the Site (**Drawing A-1 and Plan A-3**). As shown on the layout plan at **Drawing A-1**, two single-storey structures (not more than 7m in height) with a total floor area of about 185m² will be used for retail shop selling hardware accessories with ancillary facilities including office, toilet, storage area and electrical equipment. A loading/unloading space for light goods vehicle (7m x 3.5m) is also proposed at the Site.

- 1.3 According to the applicant, the operation hours are between 9 a.m. and 6 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays. Workshop use related to the hardware accessories will not be involved. Besides, the existing construction machinery and containers at the Site will be removed before operation of the proposed use. The proposed layout plan, vehicular access plan and drainage proposal submitted by the applicant are at **Drawings A-1 to A-3** respectively.
- 1.4 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with attachments received on 26.6.2026 (**Appendix I**)
 - (b) Supplementary Information (SI) received on 29.6.2026 (**Appendix Ia**)
 - (c) Further Information (FI) received on 31.7.2026* (**Appendix Ib**)
 - (d) FI received on 5.8.2026* (**Appendix Ic**)

**accepted and exempted from publication and recounting requirements*

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** respectively. They can be summarised as follows:

- (a) the proposed use is temporary in nature for a period of three years and will not frustrate the long-term planning intention of the “R(E)” zone;
- (b) the environmental and noise impacts are negligible and no operation will be carried out during sensitive hours; and
- (c) the Site is small in size and far away from residential dwellings. The proposed use will not pose any adverse impacts to the area from traffic, environmental, drainage, visual and landscaping perspectives.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is the sole “current land owner” of the Site. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

Majority of the Site is subject to planning enforcement action against unauthorized development (UD) involving storage use (including deposit of containers) and use of

place for parking of vehicles (case No. E/YL-LFS/667) (**Plan A-2**). Enforcement Notice was issued on 26.8.2025 requiring discontinuation of the UD by 26.11.2025. The case is under close monitoring.

5. **Previous Application**

The Site is the subject of a previous application (No. A/YL-LFS/32) for temporary open storage of used motor cycles for a period of 12 months, which was rejected by the Rural and New Town Planning Committee (the Committee) of the Board on 25.9.1998 when the Site was zoned “Comprehensive Development Area” (“CDA”) on the then OZP¹. The considerations of the previous application are not relevant to the current application due to different use involved. Details of the previous application are summarised at **Appendix II** and its location is shown on **Plan A-1**.

6. **Similar Application**

Within the same “R(E)” zone on the OZP, there is a similar application (No. A/YL-LFS/541) for proposed temporary shop and services (automated home showroom with ancillary facilities and retail shop of accessories), which was approved by the Committee on 10.1.2025 for a period of three years mainly on grounds that the proposed use would not jeopardise the planning intention of the “R(E)” zone; it was not incompatible with the surrounding land uses; and the concerned government departments generally had no objection to the application and the technical concerns could be addressed by implementation of approval conditions. Details of the similar application are summarised at **Appendix II** and its location is shown on **Plan A-1**.

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

7.1 The Site is:

- (a) accessible from Deep Bay Road via a local track; and
- (b) currently hard-paved and mainly used for storage of construction machinery and containers without valid planning permission.

7.2 The surrounding areas are predominated by warehouse, logistics centre and open storage yards, and some of these uses are covered by valid planning permissions. The permitted Burial Ground No. YL/59 is located to the further south and east mainly within the “Green Belt” zone.

8. **Planning Intention**

The “R(E)” zone is intended primarily for phasing out of existing industrial uses

¹ The “CDA” zone was rezoned to “R(E)” on the draft Lau Fau Shan and Tsim Bei Tsui OZP No. S/YL-LFS/4 gazetted on 27.10.2000.

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.

9. Comments from Relevant Government Departments

All 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 the Statutory Publication Period

On 3.7.2026, the application was published for public inspection. During the statutory public inspection period, one comment from an individual (**Appendix V**) was received, mainly querying whether the application is to legitimise the business at the Site which has been operating for some time.

11. Planning Considerations and Assessments

11.1 The application is for proposed temporary shop and services (retail shop for hardware accessories) with ancillary facilities for a period of three years at the Site falling within an area 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, the proposed use can serve the needs of the nearby local villagers and residents. Furthermore, there is no known programme for permanent development 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 (CEDD) 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.

11.2 The Site is located in an area predominated by warehouses, logistics centre and open storage yards, some of which are covered by valid planning permission. The proposed use is considered generally not incompatible with the surrounding land uses.

11.3 Concerned government departments consulted including the Director of Environmental Protection, Commissioner for Transport, Chief Engineer/ Mainland North of Drainage Services Department (CE/MN, DSD), Head of Geotechnical Engineering Office of CEDD and Director of Fire Services (D of FS) have no objection to or no adverse comment on the application from

environmental, traffic, drainage, slope safety and fire safety perspectives respectively. The technical requirements of CE/MN, DSD and D of FS could also be addressed by imposing approval conditions as recommended in paragraph 12.2 below. To minimise any possible environmental nuisance on the surrounding areas, the applicant will be advised to adopt the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' should the application be approved.

- 11.4 The Committee has approved a similar application within the same "R(E)" zone as detailed in paragraph 6 above. Approval of the current application is in line with the previous decision of the Committee.
- 11.5 Regarding the public comment as summarised in paragraph 10 above, it should be noted that the current application is for a proposed temporary retail shop selling hardware accessories which operation has not yet commenced. For the UD at the Site, planning enforcement action has been undertaken as detailed in paragraph 4 above.

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 14.8.2029. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) the submission of a revised 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 14.2.2027;
- (b) in relation to (a) above, the implementation of the revised 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 14.5.2027;
- (c) in relation to (b) above, the implemented drainage facilities on the Site 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 14.2.2027;
- (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 **14.5.2027**;

- (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 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.

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 the 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 26.6.2026
Appendix Ia	SI received on 29.6.2026
Appendix Ib	FI received on 31.7.2026
Appendix Ic	FI received on 5.8.2026
Appendix II	Previous and Similar Applications

Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comment
Drawing A-1	Layout Plan
Drawing A-2	Vehicular Access Plan
Drawing A-3	Drainage Proposal
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos

**PLANNING DEPARTMENT
AUGUST 2026**