

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-LFS/626

- Applicant** : Ms. WONG Yim Wah represented by Allgain Land Planning Limited
- Site** : Lots 1912 (Part) and 1913 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 820m²
- 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** : Proposed Temporary Open Storage of Hardware Accessories for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary open storage of hardware accessories 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 mainly used for storage of construction materials, containers and miscellaneous items without valid planning permission (**Plan A-4**).
- 1.2 The Site is accessible from Deep Bay Road via a local track, with the ingress/egress located at the northern part of the Site (**Drawing A-2 and Plan A-3**). According to the applicant, an area of about 400m² (about 49% of the Site) is designated for open storage of hardware accessories. A loading/unloading space for light goods vehicle (7m x 3.5m) is also proposed at the Site. The operation hours of the proposed development are between 8 a.m. and 6 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays. No workshop activities related to hardware accessories will be involved. 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 5.8.2026 (**Appendix I**)
- (b) Further Information (FI) received on 10.9.2026* (**Appendix Ia**)
**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 at **Appendix I**. 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 “REC” zone;
- (b) similar applications have been approved in the vicinity of the Site;
- (c) the proposed use will not involve the use of heavy vehicles and no adverse traffic impact on Deep Bay Road will be caused;
- (d) the proposed use will not involve felling of trees and no adverse landscape impact on the surroundings will be caused; and
- (e) the proposed use will not cause adverse drainage, air quality and noise impacts on the surrounding areas.

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 Town Planning Ordinance (TPB PG-No. 31B) by obtaining consent of the current land owner. Detailed information would be deposited at the meeting for Members’ inspection.

4. Town Planning Board Guidelines

The Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13G) promulgated by the Board on 14.4.2023 are relevant to the application. The Site falls within Category 2 areas under TPB PG-No. 13G. The relevant extract of the Guidelines is attached at **Appendix II**.

5. Background

The Site is currently not subject to any active planning enforcement action. Subject to collection of sufficient evidence, appropriate planning enforcement action will be taken.

6. Previous Application

There is no previous application covering the Site.

7. Similar Applications

- 7.1 There are 16 similar applications within/straddling the subject “REC” zone (No. A/YL-LFS/451, 479, 493, 504, 505, 514, 515, 516, 555, 560, 568, 570, 583, 594, 596 and 607) for various temporary open storage uses in the past five years. All of them were approved by the Rural and New Town Planning Committee (the Committee) of the Board between 2023 and 2026 mainly on considerations that temporary approval would not jeopardise the long-term planning intention of the “REC” zone; the proposed/applied use was not incompatible with the surrounding land uses; the proposed/applied use was in line with the relevant TPB PG-No. 13; 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 these similar applications are summarised at **Appendix III** and their locations are shown on **Plan A-1**.
- 7.2 Another application (No. A/YL-LFS/625) for temporary open storage use within the subject “REC” zone is also scheduled for consideration by the Committee at the same meeting (**Plan A-1**).

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

- 8.1 The Site is:
- (a) accessible from Deep Bay Road via a local track;
 - (b) currently hard-paved and mainly used for storage of construction materials, containers and miscellaneous items without valid planning permission; and
 - (c) located within the Lau Fau Shan Site of Archaeological Interest.
- 8.2 The surrounding areas are predominated by warehouse, workshop, storage/open storage and parking of vehicle uses, some of which within the “REC” zone are covered by valid planning permissions. Scattered residential dwellings and vacant and unused land are also found in the vicinity of the Site.

9. 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.

10. 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 IV and V** respectively.

11. Public Comment Received During the Statutory Publication Period

On 14.8.2026, the application was published for public inspection. During the statutory public inspection period, one comment from an individual (**Appendix VI**) was received, mainly expressing concern about the brownfield operation at the Site without valid planning permission.

12. Planning Considerations and Assessments

12.1 The application is for proposed temporary open storage of hardware accessories for a period of three years at the Site falling within the “REC” zone on the OZP (**Plan A-1**). While the proposed 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 be advised not to carry out any substantial works therein.

12.2 The Site is located in an area predominated by warehouse, workshop, storage/open storage and parking of vehicle uses, some of which within the “REC” zone are covered by valid planning permissions (**Plan A-2**). 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 in line with TPB PG-No. 13G in that there are no adverse comments from concerned government bureau/departments including the Director of Environmental Protection, Commissioner for Transport, Chief Engineer/Mainland North of Drainage Services Department (CE/MN, DSD) and Director of Fire Services (D of FS) from environmental, traffic, drainage and fire safety perspectives respectively. The technical requirements of CE/MN, DSD and D of FS could be addressed by implementation of approval conditions as recommended in paragraph 13.2 below. To minimise any possible environmental nuisance on the surrounding areas, the applicant will also 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.

- 12.4 There are 16 approved similar applications within/straddling the subject "REC" zone between 2023 and 2026 as detailed in paragraph 7 above. Approval of the current application is in line with the previous decisions of the Committee.
- 12.5 Regarding the public comment as summarised in paragraph 11 above, any unauthorised development at the Site would be subject to planning enforcement action.

13. **Planning Department's Views**

- 13.1 Based on the assessments made in paragraph 12 above and having taken into account the public comment mentioned in paragraph 11, the Planning Department 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 25.9.2029. 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 25.3.2027;
- (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 25.6.2027;
- (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 25.3.2027;
- (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 25.6.2027;
- (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 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 "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.

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 the 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	Application Form with Attachments received on 5.8.2026
Appendix Ia	FI received on 10.9.2026
Appendix II	Extract of Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13G)
Appendix III	Similar Applications
Appendix IV	Government Bureau/Departments' General Comments
Appendix V	Recommended Advisory Clauses
Appendix VI	Public Comment
Drawing A-1	Layout Plan
Drawing A-2	Vehicular Access Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
SEPTEMBER 2026**