

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-SK/445

- Applicant** : Golden Honest Investment Development Limited
- Site** : Lots 580 (Part), 595 and 598 S.B (Part) in D.D. 114, Shek Kong, Yuen Long
- Site Area** : About 1,713.95 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/11
(currently in force)
- Draft Shek Kong OZP No. S/YL-SK/10
(at the time of submission)
- Zoning** : “Industrial (Group D)” (“I(D)”)
[restricted to a maximum plot ratio of 1.6, a maximum site coverage of 80% and a maximum building height of 13m]
(no change on the current OZP)
- Application** : Temporary Logistics Centre and Workshop for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary logistics centre and workshop for a period of three years at the application site (the Site) falling within an area zoned “I(D)” on the OZP (**Plan A-1**). According to the Notes of the OZP, ‘Cargo Handling and Forwarding Facility (Container Freight Station, Logistics Centre only)’ is a Column 2 use within the “I(D)” zone which requires planning permission from the Town Planning Board (the Board), whereas ‘Rural Workshop’ is a Column 1 use within the “I(D)” zone and no planning permission is required. The Site consists of two portions, i.e. the northeastern (NE) portion (about 726.5m² or about 42.4% of the Site) and the southwestern (SW) portion (about 987.45m² or about 57.6% of the Site), which are separated by a piece of land being used for vehicle repairing workshop (**Plans A-2 and A-3**). The NE portion of the Site is formed and currently occupied by a temporary structure for storage and packaging of goods, and the SW portion is formed and currently occupied by a vacant structure (**Plans A-4a and A-4b**).

- 1.2 Both the NE and SW portions of the Site are accessible from Kam Tin Road via local tracks (**Plans A-1 to A-3**). According to the applicant, the Site comprises two single-storey main temporary structures, with a total floor area of about 1,355.34m² and heights of not more than 9.7m and 9.2m respectively, for the temporary logistics centre, workshop, ancillary office, storage, and washrooms. Besides, two two-storey converted-container structures for ancillary office in support of the applied use (with height of about 5.2m), one portable washroom and one over-hanging converted-container structure for ancillary storeroom, with an additional floor area of about 45m², are also provided within the Site. Two loading/unloading (L/UL) spaces (i.e. one in NE portion and one in SW portion) for light goods vehicle (LGV) are provided within the Site. Sufficient maneuvering space will be provided within the Site to ensure no queuing back of vehicles outside the Site onto the local access. No dangerous goods will be stored and no repairing, paint-spraying and car washing activities will be carried out at the Site at all times. 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. The site layout plan submitted by the applicant is at **Drawing A-1**.
- 1.3 The Site, in whole or in part, is involved in three previous applications (No. A/YL-SK/239, 246 and 279) for similar use (without workshop use for applications No. A/YL-SK/239 and 246), which were all approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board between 2018 and 2020 (details in paragraph 6 below) (**Plan A-1**). Compared with the last approved application No. A/YL-SK/279, the current application is submitted by the same applicant for the same uses with slight changes in site area/boundary, layout and major development parameters as summarised below:

Major Development Parameters		A/YL-SK/279 (Last approved application)	A/YL-SK/445 (Current application)	Difference
		(a)	(b)	(b)-(a)
Site Area (about)	NE Portion	727 m ²	726.5 m ²	-0.5 m ² (-0.1%)
	SW Portion	1,050 m ²	987.45 m ²	-62.55 m ² (-6%)
	Total	1,777 m²	1,713.95 m²	-63.05 m² (-3.5%)
Floor Area (about)	NE Portion ¹	694 m ²	569.81 m ²	-124.19 m ² (-17.9%)
	SW Portion ²	850 m ²	830.53 m ²	-19.47 m ² (-2.3%)
	Total	1,544 m²	1,400.34 m²	-143.66 m² (-9.3%)
Height of Structures ³	NE Portion	About 8.9 – 9.7m	About 8.9 – 9.7m	No change
	SW Portion	About 7.4 – 9.2m	About 7.4 – 9.2m	No change
No. of Structures	NE Portion	2 (One main structure, with a two-storey converted-container)	3 (One main structure, with a two-storey converted-container)	+1 (addition of a structure as portable)

¹ Based on the applicant's submission, as the two-storey converted-container structure for ancillary office is located within the main structure, the total floor area of the NE portion (about 569.81m²) equals to the sum of the floor area of the main structure (about 554.81m²) and the floor area of 2/F of the office structure (about 15m²) (**Drawing A-1** and **Appendix Ib**).

² Based on the applicant's submission, as the two-storey converted-container structure for ancillary office and the over-hanging converted-container structure for ancillary storeroom are located within the main structure, the total floor area of the SW portion (about 830.53m²) equals to the sum of the floor area of the main structure (about 800.53m²), 2/F of the office structure (about 15m²) and the over-hanging storeroom structure (about 15m²) (**Drawing A-1** and **Appendix Ib**).

³ According to the applicant, pyramid roofs are erected for the applied uses at both the NE and SW portions of the Site.

Major Development Parameters		A/YL-SK/279 (Last approved application) (a)	A/YL-SK/445 (Current application) (b)	Difference (b)-(a)
		<i>structure within the main structure for ancillary office)</i>	<i>structure for ancillary office and a portable washroom within the main structure)</i>	<i>washroom within the main structure)</i>
	SW Portion	2 <i>(One main structure with a two-storey converted-container structure within the main structure for ancillary office)</i>	3 <i>(One main structure with a two-storey converted-container structure and an over-hanging converted-container structure as ancillary storeroom within the main structure)</i>	+1 <i>(addition of an over-hanging converted-container structure as ancillary storeroom within the main structure)</i>
	Total	4	6	+2
No. of L/UL Spaces	NE Portion	0	1 (for LGV)	+1
	SW Portion	0	1 (for LGV)	+1
	Total	0	2	+2

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

- (a) Application Form with Supplementary Information (SI) (Appendix I)
received on 13.1.2026, 14.1.2026 and 20.1.2026
- (b) Further Information (FI) received on 27.2.2026 [#] (Appendix Ia)
- (c) FI received on 12.3.2026 ^{*} (Appendix Ib)
- (d) FI received on 29.5.2026 ^{*} (Appendix Ic)
- (e) FI received on 15.6.2026 ^{*} (Appendix Id)
- (f) FI received on 30.7.2026 ^{*} (Appendix Ie)
- (g) FI received on 17.8.2026 ^{*} (Appendix If)

[#] accepted but not exempted from publication and recounting requirements

^{*} accepted and exempted from publication and recounting requirements

1.5 On 17.4.2026 and 24.7.2026, the Committee of the Board agreed to the applicant's requests to defer making a decision on the application for two months each.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form and FIs at **Appendices I to If**. They can be summarised as follows:

- (a) The applied uses, which are intended for logistics centre and workshop uses involving storage, packaging and consolidation of goods and raw materials from various locals or overseas companies/suppliers at the Site, are temporary in nature and are considered in line with the planning intention of the “I(D)” zone. Most of the areas in the surroundings within the same “I(D)” zone are already developed. The applied uses at the Site could also optimise the use of land in rural areas.
- (b) The operation at the Site will be clean and tidy and no dangerous goods will be stored at the Site. Besides, no repairing, paint-spraying and car washing activities will be carried out at the Site. The daily operation of the applied uses at the Site would be minimal and in relatively small in scale. The applied uses will not generate significant number of traffic and no visitors’ vehicles are allowed to enter the Site.
- (c) The applied uses will not result in adverse traffic, environmental, drainage impacts and fire safety concerns on the surrounding areas. The applicant has also submitted a drainage proposal, which has been implemented and considered acceptable by relevant government department under the last approved application No. A/YL-SK/279, as well as the latest fire service installations (FSIs) proposal. The applicant also commits to undertaking regular maintenance of the implemented drainage facilities at the Site, complying with any relevant regulations, and implementing necessary mitigation measures as required by the government departments.

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 publishing newspaper notice and sending notice to the Pat Heung Rural Committee. Detailed information would be deposited at the meeting for Member’s inspection.

4. Town Planning Board Guidelines

The 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 is relevant to the application. The Site falls within Category 1 areas under TPB PG-No. 13G and the relevant extract of which are at **Appendix II**.

5. Background

The Site is currently not subject to any active enforcement action.

6. **Previous Applications**

- 6.1 The Site, in part or in whole, is involved in four previous applications (No. A/YL-SK/71⁴, 239, 246 and 279) (**Plan A-1**), which were approved with conditions by the Committee between 1999 and 2020. The last approved application No. A/YL-SK/279 is for the same uses as the current application, while another two (No. A/YL-SK/239 and 246) are for temporary logistics centre (without workshop use). These previous relevant applications were approved by the Committee mainly on the grounds that the applied use(s) was/were not in conflict with the planning intention of “I(D)” zone; the applied use(s) was/ were not incompatible with the surrounding areas; the applied use(s) was/were in line with the then TPB PG-No. 13E/13F that the site fell within Category 1 areas; and Government departments consulted generally had no adverse comments on the application or their concerns could be addressed by appropriate approval conditions.
- 6.2 The planning permissions of previous applications No. A/YL-SK/239 and 246 for temporary logistics centre, which cover the NE portion and SW portion respectively, were both subsequently revoked in 2020 due to non-compliance with time-limited approval conditions in relation to the submission and implementation/provision of drainage and FSIs proposals. The last approved application No. A/YL-SK/279 for temporary logistics centre and workshop submitted by the same applicant as the current application was approved with conditions by the Committee in 2020 for a period of three years. The planning permission was revoked in 2023 due to non-compliance with the time-limited approval condition related to the implementation of FSIs proposal. Compared with the last approved application, the current application involves slight changes in site area/boundary, layout and major development parameters as set out in paragraph 1.3 above. Details of the previous applications are summarised at **Appendix III** and their locations are shown on **Plan A-1**.

7. **Similar Applications**

There are two similar applications (No. A/YL-SK/340 and 386) for temporary logistics centre in the same “I(D)” zone in the past five years. Both were approved with conditions by the Committee in 2023 and 2025 respectively, based on similar considerations as mentioned in paragraph 6.1 above. Details of the similar applications are summarized in **Appendix III** and their locations are shown on **Plan A-1**.

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

8.1 The Site:

- (a) is accessible from Kam Tin Road via local tracks; and
- (b) consists of two portions (i.e. the NE and the SW portions), of which the NE portion is formed and currently occupied by a temporary structure for storage and packaging

⁴ Application No. A/YL-SK/71 is for temporary open storage of building materials which is irrelevant to the current application as different uses are involved.

of goods, while the SW portion is formed and currently occupied by a vacant temporary structure.

- 8.2 The surrounding areas are rural in character comprising storage and open storage yards, workshops (including recycling and vehicle repair workshops), office, parking of vehicles, some scattered residential structures, fallow agricultural land, vacant land and unused land.

9. Planning Intention

The planning intention of the “I(D)” zone is primarily for industrial uses that cannot be accommodated in conventional flatted factories due to extensive land and/or high ceiling requirements. It is also intended for the redevelopment of existing informal industrial uses, which are operated in workshop premises in rural area, to properly designed permanent industrial buildings.

10. Comments from Relevant Government Departments

Government 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, if any, are provided in **Appendices IV and V** respectively.

11. Public Comment Received During Statutory Publication Period

On 23.1.2026 and 10.3.2026, the application with SI and the FIs were published for public inspection. During the statutory public inspection periods, no public comment was received.

12. Planning Considerations and Assessments

- 12.1 The application is for temporary logistics centre and workshop for a period of three years at the Site zoned “I(D)” (**Plan A-1**). While ‘rural workshop’ is always permitted within the “I(D)” zone, ‘logistics centre’ is considered not in conflict with the planning intention of the “I(D)” zone. There is also no known development proposal for permanent use at the Site. Taking into account the above and the planning assessments below, there is no objection to the applied uses on temporary basis of three years.
- 12.2 The applied uses are considered not incompatible with the surrounding areas which are rural in character comprising storage and open storage yards, workshops (including recycling workshops and vehicle repair workshops), office, parking of vehicles, some scattered residential structures, fallow agricultural land, vacant land and unused land (**Plan A-2**). The Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) has no adverse comment on the application from landscape planning perspective and considers that the applied uses are not entirely incompatible with the surrounding environment and significant adverse landscape impact arising from the applied uses is not anticipated.
- 12.3 The Site falls within Category 1 areas under TPB PG-No. 13G, which are considered suitable for open storage and port back-up uses. The application is considered generally

in line with TPB PG-No. 13G in that, relevant government departments consulted, including the Chief Engineer/Mainland North of Drainage Services Department (CE/MN, DSD), Commissioner for Transport, Director of Environmental Protection and Director of Fire Services (D of FS) have no adverse comment on or no objection to the application and no local objections have been received on the application. To address the technical requirements of concerned departments, appropriate approval conditions are recommended in paragraph 13.2 below. The applicant will also be advised to follow the latest 'Code of Practice on Handling the Environment Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department and other relevant environmental guidelines and legislation to minimise any potential environmental nuisance caused by the applied uses on the surrounding areas.

- 12.4 The Site, in whole or in part, is subject to three approved previous applications for similar uses as the current application as detailed in paragraph 6 above. The planning permissions of all previous applications were revoked between 2020 and 2023 due to non-compliance with time-limited approval conditions in relation to the submission and/or implementation/provision of drainage and/or FSIs proposals/facilities. Nevertheless, in support of the current application, the applicant has submitted a drainage proposal with records of implemented drainage facilities on the Site and the latest FSIs proposal reflecting the current layout, which are considered acceptable by CE/MN, DSD and D of FS respectively. The applicant also commits to complying with all relevant approval conditions upon approval of the current application. In this regard, sympathetic consideration may be given to the current application. Should the application be approved, the applicant will be advised that should he fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given to any further application.
- 12.5 There are two approved similar applications for temporary logistics centre within the same "I(D)" zone in the vicinity of the Site in the past five years as mentioned in paragraph 7 above. Approving the current application is in line with the Committee's previous decisions.

13. Planning Department's Views

- 13.1 Based on the assessments made in paragraph 12 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 25.9.2029. The following conditions of approval and advisory clauses are also 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 an updated condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 25.12.2026;

- (c) the implementation of the accepted 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;
- (d) 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
- (e) if any of the above planning condition (b) or (c) 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 V**.

- 13.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the applied uses are not in line with the planning intention of the "Industrial (Group D)" zone which is primarily for industrial uses that cannot be accommodated in conventional flatted factories due to extensive land and/or high ceiling requirements. It is also intended for the redevelopment of existing informal industrial uses, which are operated in workshop premises in rural area, to properly designed permanent industrial buildings. No strong planning justification has been given 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 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 SI received on 13.1.2026, 14.1.2026 and 20.1.2026
Appendix Ia	FI received on 27.2.2026
Appendix Ib	FI received on 12.3.2026
Appendix Ic	FI received on 29.5.2026
Appendix Id	FI received on 15.6.2026
Appendix Ie	FI received on 30.7.2026

Appendix If	FI received on 17.8.2026
Appendix II	Relevant Extracts of TPB PG-No. 13G
Appendix III	Previous and Similar Applications
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Drawing A-1	Site Layout Plan
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
SEPTEMBER 2026