RNTPC Paper No. A/HSK/630
For Consideration by
the Rural and New Town
Planning Committee
on 6.11.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/630

Applicant : Profit Richest Investment Limited represented by Metro Planning & Development Company Limited

Site : Various Lots in D.D. 125, Ha Tsuen, Yuen Long

Site Area : About 7,065m²

Lease : Block Government Lease (demised for agricultural use)

Plan : Approved Hung Shui Kiu and Ha Tsuen (HSK & HT) Outline Zoning Plan (OZP) No. S/HSK/4
(currently in force)

Draft HSK & HT OZP No. S/HSK/3
(at the time of submission)

[the zonings and development restrictions for the application site (the Site) remain unchanged on OZP No. S/HSK/4]

Zonings : (i) "Government, Institution or Community" ("G/IC") (about 47%);

(ii) "Residential (Group A)4" ("R(A)4") (about 18%);
[restricted to a maximum plot ratio of 5 and a maximum building height of 120mPD]

(iii) "Open Space" ("O") (about 2%)[1]; and

(iv) area shown as 'Road' (about 33%)

Application : Temporary Logistics Centre for a Period of 3 Years

1. The Proposal

1.1 The applicant seeks planning permission for temporary logistics centre for a period of three years at the Site partly zoned "G/IC" and "R(A)4" and partly shown as 'Road' on the OZP (**Plan A-1a**). According to the covering Notes of the OZP,

[1] A minor portion of the Site (about 141m²) falls within an area zoned "O" which would be considered as minor boundary adjustment in accordance with the covering Notes of the OZP, and is not included in the planning assessment of the current application.

temporary use or development of any land or buildings not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). The Site is currently occupied by applied use without valid planning permission.

1.2 With three ingress/egress points at the northern part, the Site is accessible from Ping Ha Road via a local track (**Plans A-2 and A-3**). According to the applicant, 14 one to two-storeys temporary structures (not more than 11m in height) with a total floor area of not more than 4,988m² are erected at the Site for logistics centre, site offices, pump room, electricity meter rooms, guard rooms and toilets. Four loading/unloading (L/UL) spaces for medium/heavy goods vehicles (M/HGVs) (each of 11m x 3.5m) are provided (**Drawing A-2**). No cutting, dismantling, cleansing, repairing, compaction, vehicle repair and workshop activity will be carried out at the Site. 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 vehicular access, layout, drainage facilities and fire service installations (FSIs) proposal submitted by the applicant are at **Drawings A-1 to A-4** respectively.

1.3 The Site, in whole or in part, was involved in six previous applications for temporary logistics centre which were all approved by the Rural and New Town Planning Committee (the Committee) of the Board between 2012 and 2024 (details at paragraph 6 below) (**Plan A-1b**). Comparing with the last approved application No. A/HSK/505, the current application is submitted by the same applicant for the same applied use on the same site with the same layout and development parameters.

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

(a)	Application Form with attachments received on 10.9.2026	**(Appendix I)**
(b)	Further Information (FI) received on 28.10.2026	**(Appendix Ia)**
(c)	FI received on 30.10.2026 *[accepted and exempted from publication and recounting requirements]*	**(Appendix Ib)**

2. Justifications from the Applicant

The justifications put forth by the Applicant in support of the application are detailed in the Application Form and FI at **Appendices I and Ia**. They can be summarised as follows:

(a) The Site has been granted with previous approvals for the same applied use since 2014 and there has been no major change in planning circumstances and operation mode since the last approval. The applied use could address the shortage of land for port back-up in Ha Tsuen.

(b) The development conforms with the relevant Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G). The applied use is not incompatible with the surrounding environment. Similar planning applications for open storage and port back-up uses have been approved in the adjoining areas.

(c) The applied use is temporary in nature and would not jeopardise the long-term planning intention of the concerned zones. Significant adverse impacts on environment, traffic and drainage are not anticipated.

(d) The permission under the last approved application was revoked due to non-compliance with time-limited approval conditions regarding FSIs. In support of the current application, a FSIs proposal (**Drawing A-4**) has been submitted for review by relevant government department.

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 posting site notice and sending notice to the Ha Tsuen Rural Committee. Detailed information would be deposited at the meeting for Members' inspection.

4. Town Planning Board Guidelines

The TPB PG-No. 13G promulgated on 14.4.2023 is relevant to the application. The Site falls within the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) under the revised Guidelines. Relevant extract of the Guidelines is attached at **Appendix II**.

5. Background

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

6. Previous Applications

6.1 The Site, in whole or in part, was involved in 20 previous applications (No. A/YL-HT/7, 82, 341, 348, 394, 427, 509, 554, 648, 666, 700, 773, 818, 872, 910, 922 and 978 and A/HSK/11, 229 and 505) for various temporary open storage or storage uses and temporary logistics centre. Details of these applications are summarised at **Appendix III** and their boundaries are shown on **Plan A-1b**.

6.2 Applications No. A/YL-HT/773, 922 and 978 and A/HSK/11, 229 and 505 for temporary logistics centre for a period of three years were approved by the Committee between 2012 and 2024 mainly on considerations that the applied use was not incompatible with the surrounding areas; the applied use being generally in line with the relevant TPB PG-No.13; and there were no major adverse comments from concerned government departments. However, the planning permission for the last approved application No. A/HSK/505 was revoked on 15.9.2025 due to non-compliance with time-limited approval conditions on submission and implementation of FSIs proposal.

6.3 As for the other 14 applications (No. A/YL-HT/7, 82, 341, 348, 394, 427, 509, 554, 648, 666, 700, 818, 872 and 910) for various temporary open storage or storage uses, the considerations are not relevant to the current application which involves a different use.

7. Similar Applications

There are three similar applications (No. A/HSK/356, 421 and 541) involving temporary logistics centre use for a period of three years within/straddling the subject "G/IC" zone which were approved by the Committee in the past five years mainly on similar considerations as those mentioned in paragraph 6.2 above. Details of the similar applications are summarised at **Appendix III** and their locations are shown on **Plan A-1a**.

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

8.1 The Site is:

(a) accessible from Ping Ha Road via a local track; and

(b) currently occupied by the applied use without valid planning permission.

8.2 The surrounding areas are predominantly occupied by open storage/storage yards, logistics centre, warehouses, workshops and parking of vehicles intermixed with some vacant land. Some of these uses are covered by valid planning permissions.

9. Planning Intentions

9.1 The planning intention of the "G/IC" zone is primarily for provision of Government, institution or community facilities serving the needs of the local residents and/or wider district, region or territory, and to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

9.2 The planning intention of the "R(A)" zone is primarily for high-density residential developments. Commercial uses are always permitted on the lowest two floors of a building excluding basements, or in a free-standing purpose-designed non-domestic building up to five storeys.

9.3 The area shown as 'Road' is reserved for a proposed local road.

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 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 are provided in **Appendices IV and V** respectively.

10.2 The following government departments object to the application:

Land Administration

10.2.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

(a) he objects to the application;

(b) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;

(c) as the Pre-clearance Survey for the project "HSK/HT NDA Remaining Phase Development and Lau Fau Shan NDA Phase 1 Development" has been conducted for the Site, his office will not process either regularisation or new applications for Short Term Waiver (STW) in this case; and

(d) the private lots within the Site covered by STW are listed below:

STW No.	**Lot in D.D. 125**	**Purpose(s)**
4363	1831	Temporary Logistic Centre
4598	1803, 1804, 1805&1832	
4647	1836	Temporary Storage of Construction materials and Containers, Logistic Centre and Ancillary Workshop

10.3 The following government departments provide views on the application:

Long-term Development

10.3.1 Comments of the Chief Engineer/Northern Metropolis Railways Division (2), Highways Department (CE/NMRD(2), HyD):

the Site falls within the project boundary of the proposed Lau Fau Shan Station of the Hong Kong Section of Hong Kong-Shenzhen Western Rail Link (HSWRL). As his office plans to invite tenders for construction of HSWRL in 2027 for tentative commencement in 2028, it is considered that approving the planning application for a period of three years will pre-empt the HSWRL development.

10.3.2 Comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD):

(a) The Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) "Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai areas - Investigation", which is the Investigation Study and jointly commissioned by the Planning Department and CEDD. The implementation programme and land resumption/clearance programme of the Lau Fau Shan Tsim Bei Tsui and Pak Nai Developments are currently being reviewed under the Investigation Study and subject to change; and

(b) if the application is granted, notwithstanding the validity period, the applicant should note his advisory comments at **Appendix V**.

11. Public Comment Received During Statutory Publication Period

On 18.9.2026, the application was published for public inspection. During the statutory public inspection period, one public comment from individual was received (**Appendix VI**) concerning the non-compliance with approval conditions under the previous planning application No. A/HSK/505.

12. Planning Considerations and Assessments

12.1 The application is for temporary logistics centre for a period of three years at the Site partly zoned "G/IC" and "R(A)4" and partly shown as 'Road' on the OZP. Whilst the applied use is not in line with the planning intentions of the "G/IC" and "R(A)" zones, the Site falls within the project boundary of the HSWRL and the study area of Lau Fau Shan Development. CE/NMRD2, HyD advises that his office plans to invite tenders for construction of HSWRL in 2027 for tentative commencement in 2028 and PM(W), CEDD advises that the implementation programme and land resumption/clearance programme are currently being reviewed under the 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. 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 applied use is considered not incompatible with the surrounding areas which are predominantly occupied by open storage/storage yards, logistics centre, warehouses, workshops and parking of vehicles intermixed with vacant land, with some of these uses covered by valid planning permissions (**Plan A-2**).

12.3 The applied use is generally in line with TPB PG-No. 13G in that the Site falls within the HSK/HT NDA and six previous planning approvals involving logistics centre have been granted from 2012 to 2024. While the planning permission granted under the last application No. A/HSK/505 was revoked due to non-compliance with time-limited approval conditions on submission and implementation of FSIs proposal, in support of the current application, the applicant has submitted the FSIs proposal (**Drawing A-4**). In this regard, the Director of Fire Services has no in-principle objection to the application. As such, 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 resulting in revocation of the planning permission, sympathetic consideration would not be given to any further applications.

12.4 Other relevant departments consulted including the Director of Environmental Protection, Commissioner for Transport and Chief Engineer/Mainland North of Drainage Services Department have no objection to or adverse comment on the application regarding environmental, traffic and drainage aspects respectively. To address the technical requirements of the concerned departments, relevant approval conditions have been recommended in paragraph 13.2 below. The applicant will also be advised to follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimise the possible environmental nuisance caused by the applied use on the surrounding areas. Regarding DLO/YL, LandsD's comments and CE/NMRD(2)'s comments

on the HSWRL development, the applicant has submitted FI (**Appendix Ib**) undertaking to terminate occupation of the adjoining GL and to cease operation and handover the Site when required by the Government. The applicant will also be advised to liaise with LandsD on these land administration matters should the Committee approve the application.

12.5 Given the Committee has approved six previous applications for temporary logistics centre involving different extents of the Site between 2012 and 2024 and three similar applications within/straddling the subject "G/IC" zone in the past five years, approval of the current application is in line with the Committee's previous decisions.

12.6 Regarding the public comments as summarised in paragraph 11 above, the planning considerations and assessments in paragraphs 12.1 to 12.5 above are relevant.

13. Planning Department's Views

13.1 Based on the assessment made in paragraph 12 and having taken into account the public comment mentioned in paragraph 11 above, 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 **6.11.2029**. 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 a condition record of the existing drainage facilities on the site within **3** months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **6.2.2027**;

(c) the submission of a revised 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 **6.5.2027**;

(d) in relation to (c) above, the implementation of the revised 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 **6.8.2027**;

(e) 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

(f) if any of the above planning condition (b), (c) or (d) 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 applied use is not in line with the planning intentions of the "G/IC" and "R(A)" zones which are primarily for primarily for provision of Government, institution or community facilities serving the needs of the local residents and/or wider district, region or territory and for high-density residential developments respectively. There is no strong justification in the submission for a departure from the planning intentions, 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 attachments received on 10.9.2026
Appendix Ia	FI received on 28.10.2026
Appendix Ib	FI received on 30.10.2026
Appendix II	Relevant Extract of TPB PG-No. 13G
Appendix III	Previous and Similar Applications
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Appendix VI	Public Comment
Drawing A-1	Location Plan with Vehicular Access
Drawing A-2	Layout Plan
Drawing A-3	Drainage Plan
Drawing A-4	FSIs Proposal
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to 4c	Site Photos

PLANNING DEPARTMENT
NOVEMBER 2026