RNTPC Paper No. A/HSK/632
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/632

Applicant : 思信停車場有限公司

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

Site Area : About 64,460m²

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) "Residential (Group A)~~42~~" ("R(A)~~42~~") (about 47.6%);
[restricted to a maximum plot ratio of 6 and a maximum building height of 140mPD]

(ii) "Government, Institution or Community" ("G/IC") (about 36.5%);

(iii) "Open Space" ("O") (about 1.2%)[1]; and

(iv) area shown as 'Road' (about 14.7%)

Application : Temporary Logistic Centre, Warehouse, Vehicle Repair Workshop, Open Storage of Construction Materials and Containers and Container Vehicle Park with Ancillary Workshop (Including Compacting and Unpacking) for a Period of 3 Years

1. The Proposal

1.1 The applicant seeks planning permission for temporary logistic centre, warehouse,

[1] A minor portion of the Site (about 773m²) 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.

vehicle repair workshop, open storage of construction materials and containers, container vehicle park with ancillary workshop (including compacting and unpacking) for a period of three years at the Site partly zoned "R(A)2" and "G/IC" and partly shown as 'Road' on the OZP (**Plan A-1a**). According to the covering Notes of the OZP, 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 uses without valid planning permission.

1.2 With four ingress/egress points at the north-eastern part, the Site is accessible from Ping Ha Road via a local track (**Plans A-2 and A-3**). According to the applicant, 24 one to three-storeys temporary structures (not more than 14.9m in height) with a total floor area of about 70,051.5m² are erected at the Site for warehouses, open sheds, workshops, offices, toilets, electricity meter rooms, guard rooms, store room, water tank and pump room while about 1,414m^2 (about 2.19%) of land at the northeastern part of the Site are used for open storage of construction materials and containers. 60 loading/unloading (L/UL) spaces for heavy goods vehicles (HGVs) (each of 14m x 3.5m) are provided (**Drawing A-1**). Workshop activities (including compressing, packing and unpacking) are conducted within structures TS 15, 17 and 18 while vehicle workshop activities are conducted within structure TS 13. No combustible goods will be stored at the Site. 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. Plans showing the vehicular access and layout, drainage facilities and fire service installations (FSIs) proposal submitted by the applicant are at **Drawings A-1 to A-3** respectively.

1.3 The Site, in whole or in part, was involved in 29 applications for various temporary uses including logistics centre, warehouse, open storage, vehicle repair workshop, container vehicle park with/without workshop which were all approved by the Rural and New Town Planning Committee (the Committee) of the Board or upon review by the Board between 1997 and 2025 (details at paragraph 6 below) (**Plan A-1b**). Comparing with the last approved application No. A/HSK/540, the current application is submitted by the same applicant for the same applied uses on the same site with the similar layout and development parameters. A comparison of the major development parameters of the current application and the last application is summarised as follows:

Major Development Parameters	**Approved Application (A/HSK/540) (a)**	**Current Application (A/HSK/632) (b)**	**Difference (b) – (a)**
Applied Uses	Proposed Temporary Logistic Centre, Warehouse, Vehicle Repair Workshop, Open Storage of Construction Materials and Containers and Container Vehicle Park with Ancillary Workshop (Including	Temporary Logistic Centre, Warehouse, Vehicle Repair Workshop, Open Storage of Construction Materials and Containers and Container Vehicle Park with Ancillary Workshop (Including Compacting and	**No Change**

	Compacting and Unpacking) for a Period of 3 Years	Unpacking) for a Period of 3 Years	
Site Area	64,460m²		**No Change**
Total Floor Area (About)	51,167.4m²	70,051.5	**+18,883.7 m² (+36.9%)**
Covered Land Area (About)	41,548m²	42,049.1m²	**+501.1 m² (+1.2%)**
No. of Structures	23 (warehouses, open shed, workshops, offices, toilets, electricity meter rooms, guard rooms, store room, water tank and pump room)	24 (warehouses, open shed, workshops, offices, toilets, electricity meter rooms, guard rooms, store room, water tank and pump room)	**+1**
Building Height	3m to 14.9m high (1 to 2 storeys)	3m to 14.9m high (1 to 3 storeys)	**+1 storey**
No. of L/UL Spaces	60 for HGVs (each of 14m x3.5m)		**No Change**
Operation Hours	from 8:00 a.m. to 8:00 p.m. from Mondays to Saturdays (no operation on Sundays and public holidays)		**No Change**

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 29.10.2026 **(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 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 uses by the Committee. The applied uses could address the need for logistic centre in the vicinity.

(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 uses are not incompatible with the surrounding environment. Similar planning applications for open storage and port back-up uses have been approved by the Committee in the adjoining areas.

(c) The applied uses will not generate significant environmental impact to the

surrounding areas as adequate mitigation measures will be provided. The applicant pledges to follow the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" ("CoP") to minimise the possible environmental impacts.

(d) Significant adverse impacts on traffic and drainage aspects are not anticipated.

(e) The permission under the last approved application was revoked due to non-compliance with time-limited approval conditions regarding drainage facilities and FSIs. In support of the current application, a drainage impact assessment (DIA) and FSIs proposal (**Drawings A-2 to A-3**) have been submitted for review by relevant 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 notices in local newspapers 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 36 previous applications (No. A/YL-HT/24, 25, 41, 43, 78, 80, 103, 136, 183, 201, 203, 232, 289, 334, 388, 389, 410, 430, 443, 590, 595, 665, 731, 781, 826, 831, 904, 1000 and 1052 and A/HSK/9, 146, 223, 289, 454, 496 and 540) for logistics centre, warehouse, open storage, vehicle repair workshop, container vehicle park with/without workshop, temporary works (storage) area, logistics transport transit centre and pond filling. Details of these applications are summarised at **Appendix III** and their boundaries are shown on **Plan A-1b**.

6.2 29 applications[2] for various temporary uses including logistics centre, warehouse, open storage, vehicle repair workshop and container vehicle park with/without workshop for a period between six months and three years were approved by the Committee or upon review by the Board between 1997 and 2025 mainly on considerations that the applied use(s) was not incompatible with the surrounding areas; the applied use(s) being generally in line with the relevant TPB PG-No.13;

[2] The site of application No. A/HSK/540 generally covered the sites of applications No. A/HSK/454 and 496 which are all submitted by the same applicant as the current application.

and there were no major adverse comments from concerned government departments. However, the planning permission for the last approved application No. A/HSK/540 was subsequently revoked on 10.7.2026 due to non-compliance with time-limited approval conditions on submission of drainage proposal, and implementation of drainage and FSIs proposals.

6.3 Five earlier applications (No. A/YL-HT/183, 203, 334, 388 and 410) for temporary open storage of containers, parking of container vehicles and/or logistic transport transit centre were rejected by the Committee between 2001 and 2007 mainly on the considerations that the applied uses were not compatible with village settlements in the adjacent area; being not in line with the relevant TPB PG-No.13 and insufficient information to demonstrate no possible adverse traffic, environmental, landscape and/or drainage impacts.

6.4 For the remaining two applications, No. A/YL-HT/25 for temporary works (storage) area for storage of construction equipment and material was approved by the Board on review in 1997, while No. A/YL-HT/201 for pond filling for temporary tree plantation, plant nursery, ancillary office, storage shed, parking and open storage of equipment was rejected by the Committee in 2001. The considerations for these applications are not relevant to the current application which involve different uses.

7. Similar Applications

7.1 There are ~~19~~**16** similar applications involving logistics centre, warehouse, open storage, container vehicle park with/without workshop within/straddling the subject "R(A)2" and "G/IC" zones and area shown as 'Road' approved by the Committee in the past five years mainly on similar considerations as those mentioned in paragraph 6.2 above. Details of these similar applications are summarised at **Appendix III** and their locations are shown on **Plan A-1a**.

7.2 For Members' information, planning application No. A/HSK/633 for renewal of planning approval for temporary logistics centre for a period of three years at the adjoining "Residential (Group A)3" and area shown as 'Road' will also be considered by the Committee at this meeting (**Plan A-1a**).

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

8.1 The Site is:

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

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

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

9. Planning Intentions

9.1 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.

9.2 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.

9.3 The area shown as 'Road' is reserved for the proposed widening of Ping Ha Road and 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 department objects 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 in this case;

(d) there are unauthorized structure(s) on Lots 256 RP and 281 RP in D.D. 125 which is already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify on the lease breaches as demanded by LandsD; and

(e) the applicant should note his advisory comments at **Appendix V**.

10.3 The following government department provides views on the application:

Long-term Development

10.3.1 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/540.

12. Planning Considerations and Assessments

12.1 The application is for temporary logistic centre, warehouse, vehicle repair workshop, open storage of construction materials and containers, container vehicle park with ancillary workshop (including compacting and unpacking) for a period of three years at the Site partly zoned "R(A)2" and "G/IC" and partly shown as 'Road' on the OZP. Whilst the applied uses are not in line with the planning intentions of the "G/IC" and "R(A)" zones, the Site falls within the study area of Lau Fau Shan Development. 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 uses are considered not incompatible with the surrounding areas which are predominantly occupied by open storage/storage yards, logistics centres, warehouses, workshops and parking of vehicles intermixed with residential dwellings, sewage pumping station and vacant land, with some of these uses covered by valid planning permissions (**Plan A-2**).

12.3 The applied uses are generally in line with TPB PG-No. 13G in that the Site falls within the HSK/HT NDA in that 29 previous planning approvals involving the applied uses have been granted from 1997 to 2025. While the planning permission under the last application No. A/HSK/540 was revoked due to

non-compliance with time-limited approval conditions on submission of drainage proposal and implementation of drainage and FSIs proposals, the applicant has submitted a set of DIA and FSIs proposal in support of the current application (**Appendix I** and **Drawings A-2 to A-3**). In this regard, the Chief Engineer/Mainland North of Drainage Services Department and Director of Fire Services have no in-principle objection to the application on drainage and fire safety perspectives respectively. 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 and Commissioner for Transport have no objection to or adverse comment on the application from environmental and traffic 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 on unauthorised structures on Lots 256 RP and 281 RP in D.D. 125, the applicant will also be advised to liaise with LandsD on these land administration matters should the Committee approve the application.

12.5 There are 29 approved previous applications involving the applied uses at different extents of the Site between 1997 and 2025 and ~~19~~**16** approved similar applications within/straddling the subject "R(A)2" and "G/IC" zones in the past five years. Approval of the current application is in line with previous decisions of the Board/the Committee.

12.6 Regarding the public comment 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 submission of a revised drainage impact assessment 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 **6.5.2027**;

(b) in relation to (a) above, the implementation of the drainage facilities identified in the revised drainage impact assessment 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 **6.8.2027**;

(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 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**;

(e) in relation to (d) 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**;

(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 applied uses are 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 8.9.2026
Appendix Ia	FI received on 29.10.2026
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	Layout Plan with Vehicular Access
Drawing A-2	Drainage Plan
Drawing A-3	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 4e	Site Photos

PLANNING DEPARTMENT
NOVEMBER 2026