RNTPC Paper No. A/HSK/633
for Consideration by
the Rural and New Town
Planning Committee on 6.11.2026

Application for Renewal of Planning Approval
for Temporary Use
Under Section 16 of the Town Planning Ordinance

Application No. A/HSK/633

1. Proposal	
Applicant	Fine Rise Corporation Limited represented by Allgain Land Planning Limited
Site **(Plan A-1)**	Various Lots in D.D. 125, Ha Tsuen, Yuen Long
Site Area	About 2,290m^2
Zonings and Outline Zoning Plan (OZP) No.	(i) "Residential (Group A)3" ("R(A)3") (about 63%); *[restricted to a maximum PR of 5.5 and a maximum BH of 140mPD]* (ii) area shown as 'Road' (about 37%) on the approved Hung Shui Kiu and Ha Tsuen (HSK and HT) Outline Zoning Plan (OZP) No. S/HSK/4 *(currently in force)* Draft HSK and 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 the OZP No. S/HSK/4]*
Application	Renewal of Planning Approval for Temporary Logistics Centre for a Period of 3 Years
Site Context and the Current Proposal	The Site is accessible from Ping Ha Road via a local track with the ingress/egress point at the northwestern part of the Site (**Drawing A-1** and **Plan A-2**). According to the applicant, a single-storey temporary structure (not more than 12m in height) with a floor area of about 1,400m^2 is used for logistics centre at the eastern portion of the Site. Six one-to-two storey structures (3.5m to 8.5m in height) with a total floor area of 380m^2 are used for site office, storage, water tank, loading/unloading (L/UL) platform, pump room and CCTV room. Two L/UL spaces for medium and heavy goods vehicles (each of 11m x 3.5m) are provided (**Drawing A-2**). 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 access leading to the Site, site layout, as-built drainage and fire service

	installations (FSIs) submitted by the applicant are at **Drawings A-1** to **A-4** respectively.
Last Previous Relevant Application[1]	Application No. A/HSK/461 approved on 8.12.2023 for a period of 3 years until 8.12.2026, which was submitted by the same applicant for the same use with the same layout and development parameters at the same site. (Please refer to *https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_HSK_461_B/A_HSK_461_B_MainPaper.pdf* for details of the last previous relevant application)
Justifications from the Applicant (**Appendix I**)	(a) The application is for renewal of the planning approval for the same use with the same layout and development parameters under the last application No. A/HSK/461 at the same site. (b) All approval conditions for the previous application No. A/HSK/461 have been complied with. In support of the current application, the applicant has submitted the previously accepted drainage proposal (**Drawing A-3**), FSIs proposal (**Drawing A-4**) and corresponding F.S. 251 certificates. (c) Four previous application for the same logistics centre use have been approved by the Committee at the Site since 2013. There is no significant change in terms of the planning circumstances. (d) The applied use is not incompatible with the surrounding areas comprising mainly container yards and logistics centres. Similar planning applications for open storage and port back-up uses have been approved by the Committee.
Compliance with the "Owner's Consent/ Notification" requirements[2]	Posted site notice and sent notice to the Ha Tsuen Rural Committee.

[1] The Site was involved in four previous applications (No. A/YL-HT/839 and 1014 and A/HSK/86 and 461) (**Plan A-1b**) for various temporary logistics centre uses with/without ancillary parking of vehicle covering the site. All applications were approved by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) between 2013 and 2023. Amongst these applications, two of them (No. A/HSK/86 and 461) are for the same use submitted by the same applicant.

[2] As set out in TPB Guidelines on Satisfying the 'Owner's Consent/Notification' Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) and detailed information would be deposited at the meeting for Members' inspection.

2. **Planning Considerations and Assessments**				
	Criteria	**Yes**	**No**	**Remarks**
(a)	In line with TPB PG-No. 34D[3], including: i. no material change in planning circumstances since the previous approval was granted (e.g. a change in planning policy/zoning for the area) or land uses of surrounding areas); ii. no adverse planning implications arising from the renewal of the planning approval (e.g. pre-emption of planned permanent development); iii. all the time-limited approval conditions under the previous approval have been complied with; and iv. the 3-year approval period sought does not exceed the duration of the last approval.	✓		Whilst the applied use is not entirely in line with the planning intention of the "R(A)" zone, the Site falls within the study area of Lau Fau Shan Development. The Project Manager (West) of Civil Engineering and Development Department advises that the Site falls within the study area of Lau Fau Shan, Tsim Bei Tsui and Pak Nai Development in which the implementation programme and land resumption/clearance programme are currently being reviewed under the relevant 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. Nonetheless, 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.
(b)	In line with TPB PG-No.13G[4]	✓		The Site falls within the HSK/HT NDA and previous planning approvals have been granted.
(c)	Any other relevant considerations (e.g. minor change in layout/development parameters)?		✓	The current application involves the same development parameters and layout with the last approved application.
(d)	Any adverse departmental comments?	✓		Relevant government departments consulted, except Environmental Protection Department below, have no objection to or no adverse comment on the application (**Appendix II**).

[3] TPB Guidelines No. 34D on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development.

[4] TPB Guidelines No. 13G for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance

				Adverse Departmental Comments • Director of Environmental Protection (DEP) does not support the application from environmental planning perspective as the applied use involves the use of heavy vehicles and there are residential uses in the vicinity of the Site (**Plan A-2**). There is no substantiated environmental complaint pertaining to the Site received in the past three years. PlanD's Assessments • To address DEP's concerns and the technical requirements of concerned department, relevant approval conditions are recommended in paragraph 4 below, and the applicant will also be advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' to minimise potential environmental nuisance on the surrounding areas.
(e)	Public comments received during statutory publication period		✓	No public comment was received.

3. Planning Department's View

- No objection to the application.

4. Decision Sought

- 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, and be renewed from 9.12.2026 to 8.12.2029. The following conditions of approval and advisory clauses are 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 commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by

9.3.2027;

(c) 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

(d) if the above planning condition (b) 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 III**.

- Alternatively, should the committee decide to reject the application, the following reason for rejection is/are suggested for Members' reference:

  The applied use is not in line with the planning intention of the "R(A)" zone, which is primarily for high-density residential developments. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

Attachments

Appendix I	Application Form received on 16.9.2026
Appendix Ia	Supplementary Information (SI) received on 18.9.2026
Appendix Ib	SI received on 23.9.2026
Appendix Ic	Further Information received on 26.10.2026 (accepted and exempted from publication and recounting requirements)
Appendix II	Government Departments with No Objection / No Adverse Comment
Appendix III	Recommended Advisory Clauses
Drawing A-1	Location Plan with Vehicular Access
Drawing A-2	Layout Plan
Drawing A-3	As-built Drainage Plan
Drawing A-4	FSIs Plan
Plan A-1a	Location Plan
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan

PLANNING DEPARTMENT
NOVEMBER 2026