

**APPLICATION FOR RENEWAL OF PLANNING APPROVAL
FOR TEMPORARY USE
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

APPLICATION NO. A/HSK/554

- Applicant** : Ms WONG Lai Kam represented by Metro Planning & Development Company Limited
- Site** : Lot 924 RP (Part) and 1007 RP (Part) in D.D. 125 and Adjoining Government Land (GL), Ha Tsuen, Yuen Long, New Territories
- Site Area** : About 1,380m² (includes GL of about 500m²)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Hung Shui Kiu and Ha Tsuen (HSK and HT) Outline Zoning Plan (OZP) No. S/HSK/2
- Zoning** : “Village Type Development” (“V”)
[Restricted to a maximum building height of 3 storeys (8.23m)]
- Application** : Renewal of Planning Approval for Temporary Eating Place for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks renewal of planning approval for temporary eating place for a period of three years at the application site (the Site) zoned “V” on the OZP (**Plan A-1**). According to the Notes of the OZP for “V” zone, ‘Eating Place (not being on the ground floor of a New Territories Exempted House (NTEH))’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board). The Site is currently occupied by the applied use with valid planning permission under application No. A/HSK/363 until 1.6.2025 (**Plans A-2 to A-4b**).
- 1.2 The Site is accessible from Ha Mei Road via a local track with the ingress/egress point at the south of the Site (**Drawing A-1 and Plan A-2**). According to the applicant, a two-storey structure (not more than 7.5m high) with a total floor area of not more than 720m² is used for eating place, kitchen, store room, toilet, and open sheds (**Drawing A-2**). Eight parking spaces for private cars with manoeuvring space are provided at the Site. The operation hours are from 7:00 a.m. to 11:00 p.m. daily including Sundays and public holidays. Plans showing the site location, site layout, as-built drainage facilities and fire service installations (FSIs) submitted by the applicant are at **Drawings A-1 to A-4** respectively.
- 1.3 The Site was involved in three previous applications for temporary eating place approved by the Rural and New Town Planning Committee (the Committee) of the

Board between 2016 and 2022 (details at paragraph 6 below). Compared with the last application No. A/HSK/363 approved by the Committee on 1.6.2022, the current application is submitted by the same applicant for the same use with the same layout and development parameters at the same site.

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

- (a) Application Form with attachments received on 10.3.2025 (Appendix I)
- (b) Supplementary Information (SI) received on 12.3.2025 (Appendix Ia)

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** and summarised as follows:

- (a) the Site is the subject of three previous planning permissions for the same use and all the approval conditions of the last application No. A/HSK/363 have been complied with;
- (b) similar eating place applications within the same “V” zone including application No. A/HSK/484 have been approved by the Board. Their planning circumstances are similar to the current application;
- (c) the applied use is temporary in nature and would not jeopardise the long-term planning intention of “V” zone. ‘Eating Place’ is a Column 2 use in the “V” zone which is always permitted at the ground floor of a New Territories Exempted House (NTEH); and
- (d) the applied use is not incompatible with the surrounding environment. The environmental and drainage impact from the applied use would be insignificant.

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 consents of the current land owners. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion, the “Owner’s Consent/Notification” requirements are not applicable.

4. Town Planning Board Guidelines

- 4.1 The Town Planning Board Guidelines for ‘Application for Eating Place within “V” Zone in Rural Areas under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 15A) is relevant to the application. The relevant assessment criteria are at **Appendix II**.
- 4.2 The Town Planning Board Guidelines on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No. 34D) is relevant to the application. The relevant

assessment criteria are at **Appendix III**.

5. Background

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

6. Previous Applications

The Site was involved in three previous applications (No. A/YL-HT/1009 and No. A/HSK/144 and 363) for temporary eating place. All the applications were approved with conditions by the Committee from 2016 to 2022 mainly on the considerations that approval of the applications would not jeopardise the long-term development of the site; being generally in line with TPB PG-No. 15A; and relevant approval conditions were imposed to address the technical requirements of concerned government departments. Details of these applications are summarised at **Appendix IV** and their boundaries are shown on **Plan A-1**. As for the last application No. A/HSK/364, all the approval conditions have been complied with and the planning permission is valid until 1.6.2025.

7. Similar Applications

There are two similar applications involving eating place and shop and services use within the same “V” zone in the past five years. Both of them were approved with conditions by the Committee between 2020 and 2025 on similar considerations as stated in paragraph 6 above. Details of these applications are summarised at **Appendix IV** 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 is:

- (a) accessible from Ha Mei Road via a local track which is partly located in a car park with valid planning permission under application No. A/HSK/386 at its south; and
- (b) currently occupied by the applied use with valid planning permission under application No. A/HSK/363.

8.2 The surrounding areas are predominantly occupied by residential dwellings intermixed with car parks, community and recreational facilities and unused land, some of which are suspected unauthorized developments subject to planning enforcement action.

9. Planning Intention

The planning intention of the “V” zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support

of the village development are always permitted on the ground floor of a NTEH. Other commercial, community and recreational uses may be permitted on application to the Board.

10. Comments from Relevant Government Departments

All 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 V and VI** respectively.

11. Public Comment Received During Statutory Publication Period

On 18.3.2025, the application was published for public inspection. During the statutory public inspection period, no public comment was received.

12. Planning Considerations and Assessments

- 12.1 The application is for renewal of planning approval for temporary eating place for a period of three years at the Site zoned “V” on the OZP. Whilst the applied use is not in line with the planning intention of the “V” zone, the proposal could provide catering service to meet any such demand in the area. The District Lands Officer/Yuen Long, Lands Department advises that no Small House application has been approved or is under processing for the Site. Approval of the application on a temporary basis of three years would not jeopardise the long-term planning intention of the “V” zone.
- 12.2 The applied use is considered not incompatible with the surrounding areas which are predominantly residential dwellings intermixed with car parks, community and recreational facilities and unused land (**Plan A-2**).
- 12.3 The application complies with TPB PG-No. 34D in that there has been no material change in planning circumstances since the granting of the previous approval under application No. A/HSK/363; all approval conditions under the previous approval have been complied with; there is no adverse departmental comment on the renewal application; and the three-year approval period sought which is the same as the last approval granted by the Committee is considered reasonable.
- 12.4 The application is generally in line with TPB PG-No. 15A in that the eating place is located at the fringe of the “V” zone and accessible from Ha Mei Road via a local track to its south. The eating place is considered compatible with the surrounding and uses and also located adjacent to recreational uses (i.e. Ha Tsuen Soccer Pitch) that favourable consideration may be given (**Plans A-2 and A-3**). In addition, there is no adverse comment from the concerned Government departments consulted, including the Director of Environmental Protection, Director of Food and Environmental Hygiene, Commissioner for Transport, Director of Fire Services and Chief Engineer/Mainland North of Drainage Services Department have no objections or no adverse comment on the application from environmental, environmental hygiene, traffic, fire safety and drainage perspectives respectively. To address the technical requirements of the concerned departments, relevant approval conditions are recommended in paragraph 13.2 below. Should the application be approved, the applicant will be advised to follow the latest “Code of Practice on Handling

Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise any potential environmental nuisances on the surrounding areas.

- 12.5 The Committee has approved three previous applications for temporary eating place at the Site between 2016 and 2022 and two similar applications within the same “V” zone in the past five years. Approval of 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, 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, and be renewed **from 2.6.2025 to 1.6.2028**. 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 commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **2.9.2025**;
- (c) the submission of a fire service installations proposal within **6** months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **2.12.2025**;
- (d) in relation to (c) above, the implementation of the fire service installations proposal within **9** months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **2.3.2026**;
- (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 VI**.

- 13.3 There is no strong reason to recommend rejection of the application.

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 received on 10.3.2025
Appendix Ia	SI received on 12.3.2025
Appendix II	Relevant Extracts of TPB PG-No. 15A
Appendix III	Relevant Extracts of TPB PG-No. 34D
Appendix IV	Previous and Similar Applications
Appendix V	Government Departments' General Comments
Appendix VI	Recommended Advisory Clauses
Drawing A-1	Site Plan
Drawing A-2	Proposed Layout Plan
Drawing A-3	As-built Drainage Plan
Drawing A-4	FSIs Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4b	Site Photos

**PLANNING DEPARTMENT
MAY 2025**