

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

APPLICATION NO. A/YL-KTN/1171

<u>Applicant</u>	: Ms. WONG Shui Ying
<u>Site</u>	: Lot 667 (Part) in D.D.110, Kam Tin Road, Yuen Long, New Territories
<u>Site Area</u>	: About 595m ²
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11
<u>Zoning</u>	: “Residential (Group D)” (“R(D)”) <i>[restricted to a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m)]</i>
<u>Application</u>	: Renewal of Planning Approval for Temporary Open Storage of Vehicles (Lorries, Vans and Private Cars) for Sale for a Period of Three Years

1. The Proposal

- 1.1 The applicant seeks renewal of planning permission for temporary open storage of vehicles (lorries, vans and private cars) for sale for a period of three years at the application site (the Site), which falls within an area zoned “R(D)” on the OZP (**Plan A-1a**). According to the covering Notes of the OZP, temporary use or development of any land not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). The Site is occupied by the applied use with valid planning permission under application No. A/YL-KTN/860 until 15.11.2025 (**Plans A-2 to A-4**).
- 1.2 The Site is accessible from Kam Tin Road (**Plans A-2 to A-3**). According to the applicant, the applied use involves an open storage area which accommodates not more than 12 vehicles (lorries, vans and private cars) and one shelter shed structure with height of not more than 6m and a total floor area of about 30m². No vehicle exceeding 5.5 tonnes will be stored and no workshop activities will be involved at the Site at all times. The operation hours are between 9:00 a.m. and 7:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays. Plan showing the site layout submitted by the applicant is on **Drawing A-1**.

1.3 The Site is the subject of 11 previous applications involving temporary open storage of vehicles submitted by the same applicant as the current application (details at paragraph 6 below). The last application No. A/YL-KTN/860, which was a renewal of temporary approval granted for the same use with the same site area/boundary, layout and development parameters as the current application, was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 11.11.2022, and all approval conditions have been complied with.

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

- (a) Application Form with attachments received on 17.9.2025 (**Appendix I**)
- (b) Further Information (FI) received on 3.10.2025* (**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**, and can be summarised as follows:

- (a) The applied use has a long history in serving the community and is making effective use of land.
- (b) Infrequent trip generation is anticipated. In support of the current application, the applicant has submitted record of existing drainage facilities and fire service installations (FSIs) proposal with fire certificate.

3. Compliance with the ‘Owner’s Consent/Notification’ Requirements

The applicant is the sole ‘current land owner’ of the Site. Detailed information would be deposited at the meeting for Members’ inspection.

4. Town Planning Board Guidelines

The Town Planning Board Guidelines for ‘Application for Open Storage and Port Back-up Uses under Section 16 of Town Planning Ordinance’ (TPB PG-No. 13G) promulgated by the Board on 14.4.2023; and the Town Planning Board Guidelines for ‘Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development’ (TPB PG-No. 34D) are relevant to the application. The Site falls within Category 3 areas under TPB PG-No. 13G. Relevant extracts of the Guidelines are attached at **Appendix II**.

5. Background

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

6. **Previous Applications**

The Site is the subject of 11 previous applications, covering the same/similar site areas, involving temporary open storage of vehicles (including two renewals of temporary approval granted; and one also involving car repairing workshop) submitted by the same applicant as the current application. All these applications were approved with conditions and various approval periods by the Committee between 1997 and 2022 mainly on the considerations that the applied use on a temporary basis would not frustrate the long-term planning intention of the “R(D)” zone; the applied use was not incompatible with the surrounding areas; the relevant government departments consulted generally had no adverse comment or the concerns could be addressed by approval conditions; and the applied use was generally in line with the then TPB PG-No. 13 and TPB PG-No. 34 (for the renewals). Amongst these previous applications, planning permission under application No. A/YL-KTN/486 was revoked in 2015 due to non-compliance with approval condition related to provision of fire extinguishers. For the last application No. A/YL-KTN/860, which was a renewal of temporary approval granted, all approval conditions have been complied with and the permission is valid until 15.11.2025. The current application is the same as the last application in terms of site area/boundary, layout and development parameters as mentioned in paragraph 1.3 above. Details of the previous applications are at **Appendix III** and their locations are shown on **Plan A-1b**.

7. **Similar Applications**

There are seven similar applications (No. A/YL-KTN/742, 762, 792, 810, 966, 1003 and 1087), involving four sites, for temporary open storage uses (including six renewals of temporary approval granted) within/straddling the same “R(D)” zone in the vicinity of the Site in the past five years. All these applications were approved with conditions by the Committee each for a period of three years between 2021 and 2025 mainly on the similar considerations as mentioned in paragraph 6 above. Details of the similar applications are at **Appendix III** and their locations are shown on **Plan A-1a**.

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

8.1 The Site is:

- (a) occupied by the applied use with valid planning permission under application No. A/YL-KTN/860 until 15.11.2025; and
- (b) accessible from Kam Tin Road.

8.2 The surrounding areas are rural in character with an intermix of open storage/storage yards (including one with valid planning permission), vehicle repair workshop, residential structures and woodland. To the south across Kam Tin Road are the Shek Kong Barracks.

9. Planning Intention

The planning intention of the “R(D)” zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board.

10. Comments from Relevant Government Departments

All 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 at **Appendices IV** and **V** respectively.

11. Public Comment Received During Statutory Publication Period

On 26.9.2025, 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 permission for temporary open storage of vehicles (lorries, vans and private cars) for sale for a period of three years at the Site zoned “R(D)” (**Plan A-1a**). Whilst the applied use is not in line with the planning intention of the “R(D)” zone, there is currently no known proposal for long-term development involving the Site. It is considered that approving the application on a temporary basis would not frustrate the long-term planning intention of the “R(D)” zone. Taking into account the above and the planning assessments below, there is no objection to the renewal application for a period of three years.
- 12.2 The applied use is considered not incompatible with the surrounding areas which are rural in character with an intermix of open storage/storage yards, vehicle repair workshop, residential structures and woodland. The Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) considers that significant landscape impact arising from the applied use is not anticipated.
- 12.3 The Site falls within Category 3 areas under TPB PG-No. 13G. The application is considered generally in line with TPB PG-No. 13G in that previous planning approvals involving the same use had been granted since 1997, and the current application is the same as the last approved application No. A/YL-KTN/860 in terms of site area/boundary, layout and development parameters. All the approval conditions under the last application No. A/YL-KTN/860 have been complied with. In this regard, sympathetic consideration may be given to the current application.
- 12.4 The application is also considered generally in line with TPB PG-No. 34D in that there has been no material change in the planning circumstances since the granting of previous approval under the last application No. A/YL-KTN/860; no adverse

planning implication arising from the renewal is anticipated; all approval conditions under the last application have been complied with; and the three-year approval period sought which is the same timeframe as the last approval granted by the Committee is reasonable.

- 12.5 The relevant government departments consulted, including the Commissioner for Transport, Chief Engineer/Mainland North of Drainage Services Department, Director of Environmental Protection and Director of Fire Services, have no objection to or no adverse comment on the application. To address the technical requirements of concerned departments, appropriate approval conditions are recommended in paragraph 13.2 below. It is also recommended to advise the applicant to follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' to minimise any potential environmental nuisance caused by the applied use.
- 12.6 The Site is the subject of 11 previous applications involving temporary open storage submitted by the same applicant as the current application as detailed in paragraph 6 above. Although the planning permission under one of the previous applications was subsequently revoked due to non-compliance with approval condition, all approval conditions under the last application No. A/YL-KTN/860 have been complied with. 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 planning permission, sympathetic consideration may not be given to any further application.
- 12.7 There are also seven approved similar applications for temporary open storage use within/straddling the same "R(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 View

- 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 and be renewed from 16.11.2025 to 15.11.2028. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) the submission of a revised 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 16.2.2026;
- (b) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;

- (c) the implementation of the accepted 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 16.8.2026;
- (d) if the above planning condition (b) 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 (a) 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 There is no strong reason to recommend rejection of the renewal 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 with attachments received on 17.9.2025
Appendix Ia	FI received on 3.10.2025
Appendix II	Relevant extracts of TPB PG-No. 13G and 34D
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-1a	Location plan
Plan A-1b	Previous application plan

Plan A-2	Site plan
Plan A-3	Aerial photo
Plan A-4	Site photos

**PLANNING DEPARTMENT
NOVEMBER 2025**