

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

Application No. A/YL-KTN/1188

<u>1. Proposal</u>	
Applicant	Yau Fook Holding Development Limited represented by BMI Appraisals Limited
Site (Plan A-1)	Lots 409 S.A (Part) and 413 in D.D. 110, Pat Heung, Yuen Long, New Territories
Site Area	About 2,360.5m ²
Zoning and Outline Zoning Plan (OZP) No.	“Agriculture” (“AGR”) zone on the approved Kam Tin North OZP No. S/YL-KTN/11
Application	Renewal of Planning Approval for Temporary Storage of Logistics Products and Goods with Ancillary Office for a Period of Three Years
Site Context and the Current Proposal	The application site (the Site) is accessible from Kam Tai Road via local tracks (Plan A-1). According to the applicant, the Site involves a single-storey structure with a height of 8m and a floor area of about 1,393.7m ² for storage and ancillary office. No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities will be involved at the Site at all times. Two parking spaces for private car, two parking spaces for medium goods vehicle (MGV) and one loading/unloading area for MGV are provided at the Site. The operation hours are between 9:00 a.m. and 6:00 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 .
Last Previous Relevant Application ¹	Application No. A/YL-KTN/872 approved on 13.1.2023 for a period of three years until 28.1.2026, which was submitted by the same applicant for the same use at the same Site. (Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_YL-

¹ Five relevant approved previous applications include No. A/YL-KTN/352, 428, 542, 692 and 872 (including four renewals of temporary approval granted) which were all for the same use submitted by the same applicant as the current application.

	KTN 872/A YL-KTN 872 MainPaper.pdf for details of the last previous relevant application)
Justifications from the Applicant (Appendices I to Ic)	<ul style="list-style-type: none"> The applied use is temporary in nature and will not frustrate the long-term planning intention of the “AGR” zone. The applied use is compatible with the surrounding areas and adverse impacts are not anticipated. The applicant has complied with all the approval conditions under the previous application. In support of the current application, the applicant has submitted record of existing drainage facilities and certificate of fire service installations.
Compliance with the “Owner’s Consent/Notification” requirements ²	The applicant is the current land owner.

2. Planning Considerations and Assessments

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
(a)	<p>In line with TPB PG No. 34D³, including:</p> <ol style="list-style-type: none"> 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); no adverse planning implications arising from the renewal of the planning approval (e.g. pre-emption of planned permanent development); 	✓		<p>Whilst the applied use is not in line with the planning intention of the “AGR” zone, the Director of Agriculture, Fisheries and Conservation has no strong view on the renewal application from agricultural perspective. Taking into account the planning assessments below, there is no objection to the applied use on a temporary basis of three years.</p>

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.

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

	<p>iii. all the time-limited approval conditions under the previous approval have been complied with; and</p> <p>iv. the three-year approval period sought does not exceed the duration of the last approval.</p>			
(b)	Any other relevant considerations (e.g. minor change in layout/development parameters)?		✓	
(d)	Any adverse departmental comments?	✓		<p>Relevant government departments consulted, except Environmental Protection Department, have no objection to or no adverse comment on the application (Appendix II).</p> <p><u>Adverse Departmental Comments</u></p> <ul style="list-style-type: none"> Director of Environmental Protection (DEP) does not support the application from environmental planning perspective. Based on the applicant's submission, the applied use would not involve dusty operation but it would cause traffic of heavy vehicles (i.e. MGV). According to his review, there are residential structures within 100m from the site boundary. As such, according to the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' ('COP'), it is anticipated that the applied use would cause environmental nuisance to the residential structures nearby. <p><u>PlanD's Assessments</u></p> <ul style="list-style-type: none"> To address DEP's concerns, the applicant will be advised to follow the revised 'COP' to minimise any potential environmental nuisance caused by the applied use. The

				<p>operation of the applied use is also subject to the relevant pollution control ordinances.</p> <ul style="list-style-type: none"> • To address the technical requirements of concerned departments and to uphold the planning intention of the “AGR” zone, appropriate approval conditions are recommended in paragraph 4 below.
(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 29.1.2026 to 28.1.2029. 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 **29.4.2026**;
- (b) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (c) 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;
- (d) **to have effect and shall be revoked immediately without further notice;**
- (e)(d) if the above planning condition (a) 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; and

~~(f)(e)~~ upon the expiry of the planning permission, the reinstatement of the site, including the removal of hard paving and filling materials and grassing of the site to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory clauses

The recommended advisory clauses are at **Appendix III**.

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

Attachments

Appendix I	Application Form with attachments received on 25.11.2025
Appendix Ia	Further Information (FI) received on 3.12.2025 (accepted and exempted from publication and recounting requirements)
Appendix Ib	FI received on 4.12.2025 (accepted and exempted from publication and recounting requirements)
Appendix Ic	FI received on 20.1.2026 (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	Site layout Plan
Plan A-1	Location Plan with Similar Applications
Plan A-2	Site Plan

**PLANNING DEPARTMENT
JANUARY 2026**