

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

Application No. A/YL-PH/1096

<u>1. Proposal</u>	
Applicant	Tang Yau Kee Construction Engineering Limited represented by BMI Appraisals Limited
Site (Plan A-1a)	Lots 371 RP, 373 (Part) and 385 in D.D. 110, Pat Heung, Yuen Long
Site Area	About 4,763m ²
Zoning and Outline Zoning Plan (OZP) No.	“Agriculture” (“AGR”) (99%) and “Open Storage” (1%) zones on the approved Pat Heung OZP No. S/YL-PH/11
Application	Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Machinery with Ancillary Office for a Period of Three Years
Site Context and the Current Proposal	The Site is accessible from Kam Tai Road via a local track (Plan A-1a). According to the applicant, the applied use involves two single-storey structures with a height of about 7.62m and a total floor area of about 306.25m ² for ancillary office (Drawing A-1). Goods (including construction materials and machinery) delivered to the Site are stored at the open area, where they will remain stationary until they are transported away on demand. No heavy goods vehicle exceeding 24 tonnes is allowed to enter or be stored at the Site and no vehicles will queue back or reserve onto/from the public road at all times. No dismantling, maintenance, repairing, cleansing, paint spraying, parts breaking or other workshop activities will be conducted at the Site at all times. The operation hours are between 8:00 a.m. and 6:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays. The layout plans submitted by the applicant is at Drawing A-1 .

1. <u>Proposal</u>	
Last Previous Relevant Application ¹	<p>Application No. A/YL-PH/936 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 with the same layout and development parameters.</p> <p>(Please refer to https://www(tpb.gov.hk/uploads/page/meetings/RNTPC/A_YL-PH_936/A_YL-PH_936_MainPaper.pdf for details of the last previous relevant application)</p>
Justifications from the Applicant (Appendices I and Ia)	<ul style="list-style-type: none">(a) The applied use on a temporary basis will not frustrate the long-term planning intention of the “AGR” zone.(b) The applied use is in line with the Town Planning Board Guidelines No. 13G. The Site falls within Category 3 areas and sympathetic consideration could be given if there was no adverse department comments or local objections.(c) The applied use is compatible with the surrounding land uses as various kinds of open storage uses are found in the surrounding areas and agricultural activities are not commonly found in the vicinity. The applied use will also utilise the land resources to meet the demand on storage space.(d) The Site has been approved for the applied use submitted by the applicant since 2011. Since the approval of the previous renewal application No. A/YL-PH/936, there is no material change to the original layout. All approval conditions of the previous application have also been complied with.(e) The applied use will not cause any adverse impacts on environmental, traffic, drainage and fire safety aspects. A drainage proposal and a fire service installations proposal with fire certificates agreed under the last previous application have been submitted in support of the current application.
Compliance with the “Owner’s Consent/Notification” requirements ²	Obtained consent from current land owners by sending notification to the current land owners.

¹ Previous relevant approved applications include No. A/YL-PH/618, 682, 739, 825 and 936, all submitted by the same applicant as the current application.

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

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
(a)	<p>In line with TPB PG No. 34D³, including:</p> <ul style="list-style-type: none"> 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 iv. the 3-year approval period sought does not exceed the duration of the last approval. 	✓		<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 against the application from both agricultural and nature conservation perspectives. Taking into account the planning assessments below, there is no objection to the applied use on a temporary bases of three years.</p>
(b)	In line with TPB PG-No.13G ⁴	✓		Previous planning approvals have been granted.
(c)	Any other relevant considerations (e.g. minor change in layout/development parameters)?		✓	Nil
(d)	Any adverse departmental comments?		✓	Relevant government departments consulted have no objection to or no adverse comment on the application (Appendix II). Relevant approval conditions and advisory clauses are recommended at paragraph 4 below.

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

2. Planning Considerations and Assessments

<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
			<p><u>PlanD's Assessments</u></p> <p>To address the technical requirements of concerned government departments and to uphold the planning intention of the “AGR” zone, relevant approval conditions are recommended in paragraph 4 below, and the applicant will also be advised to follow the ‘Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites’ to minimise any potential environmental nuisance caused by the applied use.</p>
(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 suggested for Members' reference:

Approval Conditions

- the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- 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 29.4.2026;
- 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;
- 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; and

4. Decision Sought

(e) upon expiry of the planning permission, the reinstatement of the “AGR” portion of the site, including the removal of hard paving and fill 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

Appendices I and Ia	Application Form with Planning Statement and supporting documents received on 25.11.2025 and 2.12.2025
Appendix Ib	Further Information received on 15.1.2026 (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	Layout Plan
Plan A-1a	Location Plan
Plan A-1b	Previous Application Plan
Plan A-2	Site Plan

**PLANNING DEPARTMENT
JANUARY 2026**