

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

Application No. A/YL-KTS/1115

1. <u>Proposal</u>	
Applicant	Hong Kong Observatory (HKO)
Site (Plan A-1)	Government Land (GL) in D.D. 106, Yuen Kong Tsuen, Kam Tin South, Yuen Long (Ex-Yuen Kong Public School)
Site Area	About 1,530m ²
Zoning and Outline Zoning Plan (OZP) No.	“Village Type Development” (“V”) zone on the approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 <i>[restricted to a maximum building height of 3 storeys (8.23m)]</i>
Application	Renewal of Planning Approval for Temporary Office and Warehouse for a Period of Three Years
Site Context and the Current Proposal	The application site (the Site) is accessible from Kam Sheung Road via a local track (Plan A-2). According to the applicant, the applied use involves three existing single-storey structures (not more than 5.71m in height) with a total floor area of about 597.39m ² for office and warehouse use for storage of old radar parts. No parking or loading/unloading space is provided at the Site. The operation hours are from 8:00 a.m. to 6:30 p.m. on Mondays to Fridays, with no operation on Saturdays, Sundays and public holidays. The layout plan submitted by the applicant is at Drawing A-1 .
Last Previous Relevant Application ¹	Application No. A/YL-KTS/952 approved on 31.3.2023 for a period of three years until 31.3.2026, which was submitted by the same applicant for the same use at the same site with the same development parameters and layout. (Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_

¹ The Site is subject to eight previous approved applications (No. A/YL-KTS/254, 564, 595, 629, 723, 752, 859 and 952) for various educational or construction workers training centre uses and office and warehouse use between 2001 and 2023.

	YL-KTS 952/A YL-KTS 952 MainPaper.pdf for details of the last previous relevant application)
Justifications from the Applicant (Appendices I to Id)	<p>(a) The applied use can fully utilise vacant village school campus by providing readily available space and covered rooms for potential office use and to accommodate old parts from the dismantled weather radars at Tai Mo Shan and Tate’s Cairn which are pending disposal.</p> <p>(b) The applied use on a temporary basis would not frustrate the long-term planning intention of the “V” zone. The applied use is not incompatible with the surrounding areas.</p> <p>(c) The proposed development will not induce adverse traffic, environmental, drainage and landscape impacts to the surrounding areas. The applicant has complied with all the approval conditions under the previous application (No. A/YL-KTS/952). In support of the current application, the applicant submitted a set of F.S. 251 certificates and photographic records of the existing drainage facilities.</p> <p>(d) The applicant will continue to manage the Site in good condition, including regular cleaning of fallen leaves, tree pruning and weed removal to prevent mosquito breeding and drainage blockage. Rodent control measures may also be carried out to further enhance environmental hygiene.</p>
Compliance with the “Owner’s Consent/Notification” requirements ²	As the Site involves GL only, the requirements are not applicable.

2. Planning Considerations and Assessments

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
(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);	✓		Whilst the applied use is not entirely in line with the planning intention of the “V” zone, the District Lands Officer/Yuen Long of Lands Department has no comment on the application and advises that no Small House application has been approved or currently under processing at the Site. Approval of the application on a temporary basis of three years would not jeopardise the long-term

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](#)).

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>ii. no adverse planning implications arising from the renewal of the planning approval (e.g. pre-emption of planned permanent development);</p> <p>iii. all the time-limited approval conditions under the previous approval have been complied with; and</p> <p>iv. the 3-year approval period sought does not exceed the duration of the last approval.</p>			planning intention of the “V” zone.
(b)	Any other relevant considerations (e.g. minor change in layout/development parameters)?		✓	
(c)	Any adverse departmental comments?		✓	<p>Relevant government departments consulted have no objection to or no adverse comment on the application (Appendix II). District Officer/Yuen Long, Home Affairs Department (DO/YL, HAD) conveys an adverse comment as summarised below:</p> <p>The village representatives of Yuen Kong Tsuen object to the application mainly on the grounds that loading/unloading activities will induce traffic and noise impacts to Yuen Kong Tsuen and the Site was mismanaged with overgrown grass, breeding of mosquitos and rodent which leads to environmental and drainage impacts.</p> <p><u>PlanD’s Assessments</u></p> <p>Regarding local objection conveyed by DO/YL, HAD, the Commissioner for Transport has no objection to the application from traffic perspective. Besides, the applicant has committed to managing the Site in good condition, including carrying out regular cleaning of fallen leaves, tree pruning and weed removal to prevent mosquito breeding and drainage blockage. Rodent control measures may also be carried out to further enhance environmental hygiene.</p>

				To address the technical requirements of concerned departments, relevant approval conditions are recommended in paragraph 4 below. The applicant will also be advised 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.
(d)	Public comment received during statutory publication period	✓		<p>Total: 1 - Adverse/object comment: 1 (Appendix III)</p> <p><u>Objection comment</u></p> <p>A member of the Yuen Long District Council</p> <ul style="list-style-type: none"> • Objects to the application with the same grounds conveyed by DO/YL, HAD as summarised in paragraph 2 (c) above. <p><u>Responses</u></p> <ul style="list-style-type: none"> • Planning assessments and departmental comments in paragraphs 2(a) and 2(d) above are relevant.

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 3 years, and be renewed from 1.4.2026 to 31.3.2029. 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 existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period; and

- (c) if any of the above planning condition (a) or (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.

Advisory Clauses

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

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

Attachments

Appendix I	Application Form with Attachments and Supplementary Information received on 28.1.2026 and 30.1.2026 respectively
Appendix Ia	Further Information (FI) received on 24.2.2026 (accepted and exempted from publication and recounting requirements)
Appendix Ib	FI received on 4.3.2026 (accepted and exempted from publication and recounting requirements)
Appendix Ic	FI received on 5.3.2026 (accepted and exempted from publication and recounting requirements)
Appendix Id	FI received on 19.3.2026 (accepted and exempted from publication and recounting requirements)
Appendix II	Government Departments with No Objection / No Adverse Comment
Appendix III	Public Comment Received During Statutory Publication Period
Appendix IV	Recommended Advisory Clauses
Drawing A-1	Layout Plan
Plan A-1	Location Plan with Previous Applications
Plan A-2	Site Plan

**PLANNING DEPARTMENT
MARCH 2026**