

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

Application No. A/YL-KTN/1220

1. <u>Proposal</u>	
Applicant	Ko Kee Metal & Building Materials Limited represented by BMI Appraisals Limited
Site (Plan A-1)	Lots 126 S.B and 126 RP in D.D. 110, Pat Heung, Yuen Long
Site Area	About 2,969.7m 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 Open Storage of Construction Materials with Ancillary Office and Storage 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 total area of about 1,523.7m ² (about 51% of the Site) for open storage of construction materials (such as sand, packed cement, PVC and steel pipes, angle iron, I-beam and wire mesh) with a maximum stacking height of not more than 3m; and three single-storey structures with height of not more than 6m and a total floor area of about 371m ² for ancillary office and storage. Three parking spaces for private car, two parking spaces for medium goods vehicles (MGVs) and one loading/unloading space for MGV are provided. The operation hours are between 8:00 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 .
Last Previous Relevant Application ¹	Application No. A/YL-KTN/906 approved on 19.5.2023 for a period of three years until 20.5.2026, which was submitted by the same

¹ Six relevant previously approved applications include No. A/YL-KTN/343, 363, 441, 559, 706 and 906 (including four renewals of temporary approval granted) which were all for the same use submitted by the same applicant as the current application.

	<p>applicant for the same use at the same site with the same development parameters and a slightly adjusted layout.</p> <p>(Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_YL-KTN_906/A_YL-KTN_906_MainPaper.pdf for details of the last previous relevant application)</p>
<p>Justifications from the Applicant (Appendices I and Ia)</p>	<p>(a) The temporary nature of the application is not in conflict with the planning intention of the “AGR” zone. The applied use is compatible with the surrounding areas with open storage yards. The applied use will involve infrequent trips of only seven anticipated vehicle trips per day for MGVs. Adverse impacts are not anticipated.</p> <p>(b) The application does not contravene with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses since previous planning approvals are involved at the Site.</p> <p>(c) The applicant has complied with all the approval conditions under the last previous application. In support of the current application, the applicant has submitted record of existing drainage facilities and certificate of fire service installations.</p>
<p>Compliance with the “Owner’s Consent/Notification” requirements²</p>	<p>The applicant is one of the current land owners, and has notified another current land owner by registered mail.</p>

2. <u>Planning Considerations and Assessments</u>				
	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
(a)	<p>In line with TPB PG No. 34D³, including:</p> <p>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</p>	✓		<p>Whilst the applied use is not in line with the planning intentions of the “AGR” zone, the Director of Agriculture, Fisheries and Conservation has no strong view on the application from both agricultural and nature conservation perspectives.</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>surrounding areas);</p> <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 three-year approval period sought does not exceed the duration of the last approval.</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)?	✓		According to the applicant, the proposed minor change to the layout is intended to reflect the existing designated open storage area which was not indicated under the last approved application and is considered minor in nature.
(d)	Any adverse departmental comments?	✓		<p>Relevant government departments consulted, except the Director of Environmental Protection (DEP), 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"> DEP has reservation on 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. MGVs). According to his review, there are residential structures within 100m from the site boundary. As such,

⁴ TPB Guidelines No. 13G for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance.

				<p>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> <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 operation of the applied use is also subject to the relevant pollution control ordinances. • To address the technical requirements of concerned departments and to uphold the planning intention of the “AGR” zone, appropriate approval conditions and advisory clauses are recommended in paragraph 4 below.
(e)	Public comments received during statutory publication period		✓	No public comment was received.

3. <u>Planning Department’s View</u>
<ul style="list-style-type: none"> • <u>No objection</u> to the application.

4. <u>Decision Sought</u>
<ul style="list-style-type: none"> • 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 <u>21.5.2026 to 20.5.2029</u>. The following conditions of approval and advisory clauses are suggested for Members’ reference: <u>Approval Conditions</u> <ol style="list-style-type: none"> (a) the existing drainage facilities shall be maintained at all times during the planning approval period; (b) 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

4. Decision Sought

- (c) 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 20.3.2026 and 25.3.2026
Appendix Ia	Further Information received on 29.4.2026 (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-1	Location Plan with Previous and Similar Applications
Plan A-2	Site Plan

**PLANNING DEPARTMENT
MAY 2026**