

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

Application No. A/YL-PH/1112

1. <u>Proposal</u>	
Applicant	Chief Force Limited
Site (Plan A-1)	Lots 1956 S.A RP (Part) and 1956 S.B RP (Part) in D.D. 111, Leung Uk Tsuen, Pat Heung, Yuen Long
Site Area	About 507m ²
Zoning and Outline Zoning Plan (OZP) No.	“Village Type Development” (“V”) zone on the approved Pat Heung OZP No. S/YL-PH/11 <i>[restricted to a maximum building height of 3 storeys (8.23m)]</i>
Application	Renewal of Planning Approval for Temporary Shop and Services (Provision Store) and School (Baking Studio) for a Period of Three Years
Site Context and the Current Proposal	The application site (the Site) is accessible from Kam Tin Road via a local track (Plan A-1). According to the applicant, the applied uses involve two single-storey structures with a height of not exceeding 4m and a total floor area of about 189m ² for provision store, baking studio, ancillary storage, children resting room and toilet (Drawing A-1). No car parking space nor loading/unloading space is provided within the Site. No open-fire cooking will be allowed at the Site at all times. The operation hours are between 9:00 a.m. and 7:00 p.m. from Mondays to Thursdays, Saturdays and Sundays, including public holidays, with no operation on Fridays. The layout plan submitted by the applicant is at Drawing A-1 .
Last Previous Relevant Application	Application No. A/YL-PH/946 approved on 19.5.2023 for a period of three years until 19.5.2026, which was submitted by the same applicant for the same uses at the same site with the same layout and development parameters. (Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_YL-PH_946/A_YL-PH_946_MainPaper.pdf for details of the last previous relevant application)

1. <u>Proposal</u>	
Justifications from the Applicant (Appendices I and Ia)	<p>(a) The applied uses on a temporary basis will not frustrate the long-term planning intention of the “V” zone, and are intended to provide goods and services to meet the demand of the nearby residents.</p> <p>(b) The Site is the subject of an approved previous application (No. A/YL-PH/946). There is no change to the applied uses and site layout. Since the approval of the last application, no complaint related to the Site has been received from the public or government departments. The applicant has complied with all approval conditions under the previous application (A/YL-PH/946).</p> <p>(c) The applied uses will not cause any adverse drainage, traffic or environmental impacts. All drainage facilities and fire service installations (FSIs) at the Site will be properly maintained. The latest condition record of the existing drainage facilities and the latest fire certificates (FS 251) have been submitted in support of the current application.</p> <p>(d) While no parking and loading/unloading space is provided within the Site, visitors may access the Site via public transportation along Fan Kam Road, and a public vehicle park is available to the southwest of the Site.</p> <p>(e) Upon approval of the last application, a Short Term Waiver application was submitted in May 2023 for regularisation of the structures and uses within the Site and is under processing.</p>
Compliance with the “Owner’s Consent/Notification” requirements ¹	Obtained consent from current land owners by posting site notices and sending notice to the Pat Heung Rural Committee.

2. <u>Planning Considerations and Assessments</u>				
	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
(a)	In line with TPB PG No. 34D ² , including: <ul style="list-style-type: none"> i. no material change in planning circumstances since the previous approval was 	✓		Whilst the applied uses are not in line with the planning intention of the “V” zone, according to the applicant, the applied uses are intended to serve the nearby residents. Besides, District Lands Officer/Yuen Long, Lands

¹ 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 TPB Guidelines No. 34D on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development

2. Planning Considerations and Assessments				
	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
	<p>granted (e.g. a change in planning policy/zoning for the area) or land uses of 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</p> <p>iv. the 3-year approval period sought does not exceed the duration of the last approval.</p>			<p>Department (DLO/YL, LandsD) advises that there is no Small House application approved or under processing at the Site. Approval of the application on a temporary basis of three years would not jeopardise the long-term planning intention of the “V” zone.</p>
(b)	Any other relevant considerations (e.g. minor change in layout/development parameters)?		✓	Nil
(c)	Any adverse departmental comments?	✓	✗	<p>Relevant government departments consulted, except for DLO/YL, LandsD, have no objection to or no adverse comment on the application (Appendix II). Relevant approval conditions and advisory clauses are recommended in paragraph 4 below.</p> <p><u>Adverse Departmental Comment</u></p> <ul style="list-style-type: none"> DLO/YL, LandsD has adverse comment on the application as there is/are unauthorised structure(s) and/or uses on Lot 1956 S.B RP in D.D. 111 which is already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.

2. <u>Planning Considerations and Assessments</u>				
	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
				<p><u>PlanD's Assessments</u></p> <ul style="list-style-type: none"> To address the technical requirements of concerned government departments, relevant approval conditions are recommended in paragraph 4 below, and the applicant will also be advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' to minimise any potential environmental nuisance caused by the applied uses. Regarding DLO/YL, LandsD's concerns on the unauthorized structures and uses within the Site, the applicant will be advised to liaise with LandsD on these land administration matters should the Rural and New Town Planning Committee (the Committee) approve the renewal application.
(d)	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>20.5.2026</u> to <u>19.5.2029</u>. The following conditions of approval and advisory clauses are suggested for Members' reference: <p><u>Approval Conditions</u></p> <ul style="list-style-type: none"> (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

4. Decision Sought

(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 III**.

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

Attachments

Appendix I	Application Form with supporting documents received on 9.3.2026 and 13.3.2026
Appendix Ia	Further Information received on 27.4.2026 (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
Plan A-2	Site Plan

**PLANNING DEPARTMENT
MAY 2026**