

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

Application No. A/YL-PH/1113

1. <u>Proposal</u>	
Applicant	Chief Force Limited
Site (Plan A-1a)	Lots 2887 (Part), 2888 (Part) and 2901 in D.D.111, Pat Heung, Yuen Long
Site Area	About 5,060m ²
Zonings and Outline Zoning Plan (OZP) No.	“Residential (Group D)” (“R(D)”) (about 93%) and “Agriculture” (“AGR”) (about 7%) zones on the approved Pat Heung OZP No. S/YL-PH/11 <i>[“R(D)” zone restricted to a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m)]</i>
Application	Renewal of Planning Approval for Temporary Open Storage of Construction Materials, Machinery (Electricity Generator), Vehicle Parts, Temporary Transit Shipment Particles and Containers for Storage of Plastic Barriers 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-1a). According to the applicant, the applied use involves two structures with heights ranging from 2.5m to 4m and a total floor area of about 152m ² for offices, staff rest room and toilet, and the rest of the open area is for open storage use (Drawing A-1). No car parking space nor loading/unloading space is provided within the Site, and all vehicles for goods delivery are required to leave the Site immediately upon completion of such activities. Vehicles exceeding 5.5 tonnes will not be allowed to enter or be parked or stored at the Site at all times. No dismantling, maintenance, repairing, cleaning, paint-spraying or other workshop activities will be carried out at the Site at all times. 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. The layout plan submitted by the applicant is at Drawing A-1 .

1. <u>Proposal</u>	
Last Previous Relevant Application ¹	<p>Application No. A/YL-PH/942 approved on 31.3.2023 for a period of three years until 25.5.2026, 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_942/A_YL-PH_942_MainPaper.pdf for details of the last previous relevant application)</p>
Justifications from the Applicant (Appendices I and Ia)	<p>(a) The applied use on a temporary basis will not frustrate the long-term planning intention of the “R(D)” and “AGR” zones.</p> <p>(b) The Site is the subject of an approved previous application (No. A/YL-PH/942). 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/942).</p> <p>(c) The applied use 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) The vehicular access for the Site, i.e. a local track leading to Kam Tin Road, has been open for public use for over 20 years. The applicant will continue to liaise with the relevant lot owners for the right of way in respect of the vehicular access. It is estimated that about two trips per day by vehicles not exceeding 5.5 tonnes will be generated and no adverse traffic impact is anticipated.</p>
Compliance with the “Owner’s Consent/Notification” requirements ²	Obtained consent from current land owners by posting site notices and sending notice to the Pat Heung Rural Committee.

¹ The Site, in whole or in part, is the subject of previous applications (No. A/YL-PH/296, 375, 392, 555, 627, 685, 741, 831 and 942) for various temporary open storages uses which were approved between 1999 and 2023 (**Plan A-1b**).

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)	In line with TPB PG No. 34D ³ , including: <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. 	✓		Whilst the applied use is not in line with the planning intentions of the “R(D)” and “AGR” zones, there is currently no known proposal for long-term development in the “R(D)” portion of the Site, and the Director of Agriculture, Fisheries and Conservation has no strong view against the application from agricultural and nature conservation perspectives. Approval of the application on a temporary basis of three years would not jeopardise the long-term planning intentions of the “R(D)” and “AGR” zones.
(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. <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> <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 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 use.</p>
(e)	Public comments received during statutory publication period	✓	✗	<p>Total: 1</p> <p>- Objecting comment: 1 (Appendix III)</p> <p><u>Major Objection Ground</u></p> <ul style="list-style-type: none"> The applied use will cause traffic burden on the local track which is already congested and no consent has been given to the applicant to use the local track for accessing the Site (from an individual who claims to be lot owner of two private lots involved in the local track leading to the Site). <p><u>Responses</u></p> <ul style="list-style-type: none"> Applicant's justification, and planning assessments and departmental comments above are relevant. Regarding the right of way issue, the applicant will be advised to resolve any land issues relating to the applied use with the concerned owner(s) should the application be approved.

3. <u>Planning Department's View</u>
<ul style="list-style-type: none"> <u>No objection</u> 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 26.5.2026 to 25.5.2029. 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 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 26.8.2026;
- (c) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (d) if any of the above planning condition (a) or (c) 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;
- (e) 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
- (f) 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 IV**.

- 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 25.4.2026 (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-1a	Location Plan
Plan A-1b	Previous Application Plan

Plan A-2 Site Plan

**PLANNING DEPARTMENT
MAY 2026**