

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

**Application No. A/YL-PH/1117**

<b>1. <u>Proposal</u></b>	
Applicant	Chief Force Limited
Site ( <b>Plan A-1</b> )	Lots 1895 (Part) and 1913 (Part) in D.D. 111 and Adjoining Government Land (GL), Leung Uk Tsuen, Pat Heung, Yuen Long
Site Area	About 255m <sup>2</sup> (including GL about 220m <sup>2</sup> (86.3%))
Zonings and Outline Zoning Plan (OZP) No.	“Village Type Development” (“V”) (about 63%) and “Agriculture” (“AGR”) (about 37%) zones on the approved Pat Heung OZP No. S/YL-PH/11  [“V” zone restricted to a maximum building height of 3 storeys (8.23m)]
Application	Renewal of Planning Approval for Temporary Warehouse for Construction Materials 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 ( <b>Plan A-1</b> ). According to the applicant, the applied use involves one single-story structure with a height of about 6m and a floor area of about 190m <sup>2</sup> for warehouse and one loading/unloading space for light goods vehicle or vehicle not exceeding 5.5 tonnes. No container tractors and vehicles exceeding 5.5 tonnes will be allowed to enter or be parked 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 <b>Drawing A-1</b> .

<b>1. <u>Proposal</u></b>	
Last Previous Relevant Application <sup>1</sup>	<p>Application No. A/YL-PH/952 approved on 23.6.2023 for a period of three years until 10.7.2026, 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 <a href="https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_YL-PH_952/A_YL-PH_952_MainPaper.pdf">https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_YL-PH_952/A_YL-PH_952_MainPaper.pdf</a> for details of the last previous relevant application)</p>
Justifications from the Applicant ( <b>Appendix I</b> )	<p>(a) The applied use on a temporary basis will not frustrate the long-term planning intentions of the “V” and “AGR” zones.</p> <p>(b) The Site is the subject of an approved previous application (No. A/YL-PH/952). There is no change to the applied use, site layout and development parameters. 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 the approval condition in relation to submission of condition record of the existing drainage facilities under the previous application (No. A/YL-PH/952).</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. 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 <sup>2</sup>	Obtained consent from current land owners by posting site notices and sending notice to the Pat Heung Rural Committee.

<sup>1</sup> The Site, in whole or in part, is the subject of four previous applications (No. A/YL-PH/567, 763, 844 and 952) for temporary animal boarding establishment or warehouses which were approved between 2008 and 2023 (**Plan A-1**). Applications No. A/YL-PH/763, 844 and 952 are for the same use as the current application.

<sup>2</sup> 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.

<b>2. Planning Considerations and Assessments</b>				
	<b><u>Criteria</u></b>	<b><u>Yes</u></b>	<b><u>No</u></b>	<b><u>Remarks</u></b>
(a)	<p>In line with <a href="#">TPB PG No. 34D</a><sup>3</sup>, 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 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>Whilst the applied use is not in line with the planning intentions of the “V” and “AGR” zones, the District Lands Officer/Yuen Long, Lands Department advises that there is no Small House application approved or under processing at 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 for a period of three years would not jeopardise the long-term planning intentions of the “V” and “AGR” zones.</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 have no objection to or no adverse comment on the application (<b>Appendix II</b>). Relevant approval conditions and advisory clauses are recommended at paragraph 4 below.</p> <p><u>PlanD’s Assessments</u> 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</p>

<sup>3</sup> TPB Guidelines No. 34D on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development

<b>2. <u>Planning Considerations and Assessments</u></b>				
	<b><u>Criteria</u></b>	<b><u>Yes</u></b>	<b><u>No</u></b>	<b><u>Remarks</u></b>
				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.
(e)	Public comments received during statutory publication period		✓	Nil

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

<b>4. <u>Decision Sought</u></b>
<ul style="list-style-type: none"> <li>• 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>11.7.2026</u> to <u>10.7.2029</u>. The following conditions of approval and advisory clauses are suggested for Members' reference:  <i>Approval Conditions</i> <ol style="list-style-type: none"> <li>the existing drainage facilities on the site shall be maintained at all times during the planning approval period;</li> <li>the submission of an updated condition record of the existing drainage facilities on the site within <b>3</b> 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 <u>11.10.2026</u>;</li> <li>the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;</li> <li>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;</li> <li>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</li> <li>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.</li> </ol> </li> </ul>

**4. Decision Sought**

*Advisory Clauses*

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

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

**Attachments**

<b>Appendix I</b>	Application Form with supporting documents received on 8.4.2026
<b>Appendix II</b>	Government Departments with No Objection / No Adverse Comment
<b>Appendix III</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	Layout Plan
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan

**PLANNING DEPARTMENT  
JUNE 2026**