

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

Application No. A/TM-LTYYY/515

1. <u>Proposal</u>	
Applicant	Construction Industry Council (CIC)
Site (Plan A-1)	Government Land (GL) under Kong Sham Western Highway (KSWH) (next to Wong Kong Wai Road near Fuk Hang Tsuen), Lam Tei, Tuen Mun (the Site)
Site Area	About 10,300m ²
Zoning and Outline Zoning Plan (OZP) No.	Area shown as 'Road' on the approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTYYY/14
Application	Renewal of Planning Approval for Temporary Training Ground (Hong Kong Institute of Construction) for a Period of 3 Years
Site Context and the Current Proposal	The Site is accessible via Wong Kong Wai Road (Plan A-2). According to the applicant, the Site involves 38 single-storey structures for shelters, toilets, storage, multi-purpose room, office and other supporting and ancillary facilities with a height of not more than 3.3m ¹ and a total floor area of not more than 1,092m ² for the applied use. Compared with previous approval, the layout had been slightly adjusted and the number of structures is reduced from 41 to 38 (-3 or -7%) based on their latest operational needs (Appendix Ib). A total of 10 parking spaces (including eight for private cars and two for motorcycles) are provided. The operation hours are from 8:00 a.m. to 5:00 p.m. from Mondays to Fridays and from 8:00 a.m. to 12:00 noon on Saturdays (i.e no operation on Sundays and public holidays). The layout plan submitted by the applicant is at Drawing A-1 .

¹ Compared with the last approved application No. A/TM-LTYYY/456, the building height (BH) of the structures is proposed to be increased from 3m to 3.3m (+0.3m or +10%) to accommodate the rainwater fall gradient at the rooftop and since the layout had been adjusted to comply with approval conditions related to environmental mitigation measures. Both amendments were considered as a Class A amendment and no separate application is required under the then Town Planning Board Guidelines No. 36B 'Class A and Class B Amendments to Approved Development Proposals' (**Appendix Ib**).

Last Previous Relevant Application ²	Application No. A/TM-LTY Y/456 approved on 23.6.2023 for renewal of planning approval for a period of three years until 26.6.2026, which was submitted by the same applicant for the same use at the same site. (Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_TM-LTY Y_456/A_TM-LTY Y_456_MainPaper.pdf for details of the last previous relevant application)
Justifications from the Applicant (Appendices I to Ib)	<p>(a) the capacity of CIC’s training premises has reached their limits. It is necessary for CIC to continue the training ground operation at the Site to meet the need for construction training to support the on-going major infrastructure projects;</p> <p>(b) while the layout is modified based on the latest operational needs for practical training, the applied use remains identical to that under the previously approved application No. A/TM-LTY Y/456;</p> <p>(c) all approval conditions of the previously approved application have been complied with; and</p> <p>(d) CIC will liaise with related government departments on tree maintenance and tree works (if any) within the Site.</p>
Compliance with the “Owner’s Consent/Notification” requirements ³	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 ⁴ , including: <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</p>	✓		The Site falls within an area shown as ‘Road’ on the OZP, which is to reflect the completed KSWH. The Site is involved in a designated project named “Deep Bay Link and

² Two previous applications include No. A/TM-LTY Y/398 and 456 were both submitted by the same applicant for the same use as the current application.

³ 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.

⁴ TPB Guidelines No. 34D on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development.

	<p>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; and</p> <p>iv. the 3-year approval period sought does not exceed the duration of the last approval.</p>		<p>Widening of Yuen Long Highway between Lam Tei and Shap Pat Heung Interchange (Lam Tei to Tan Kwai Tsuen Section)” (i.e. KSWH) approved under the Environmental Impact Assessment Ordinance. It is subject to the Environmental Permit (EP) of KSWH granted to the Highways Department in 2003 for planting to mitigate the landscape and visual impacts brought by the operation of KSWH. The applicant has undertaken to liaise with related government departments on tree maintenance and tree works (if any) within the Site. In this regard, the Director of Environmental Protection has no objection to the application. Approval of the application would not jeopardise the requirement under the EP.</p> <p>According to the Hong Kong Planning Standards and Guidelines, construction training grounds/ centres not involving heavy machinery (for Government/ non-government organisations) located beneath flyovers and footbridges is considered as a conditionally acceptable use.</p>
(b)	Any other relevant considerations (e.g. minor changes in layout/ development parameters)?	✓	<p>Compared with previously approved applications No. A/TM-LTY/398 and 456, the site layout has been revised with the BH of the structures within the Site has been slightly increased from 3m to 3.3m (+0.3m or +10%) and the number of structures has been reduced from 41 to 38 (-3 or -7%) based on latest operational needs for practical training. According to the applicant, the increase in BH is mainly due to the design to accommodate the rainwater fall gradient at the rooftop. Considering that the changes in the layout and BH are minor in nature, no adverse impact to the Site and the surroundings is anticipated.</p>

(c)	Any adverse departmental comments?		✓	<p>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 in paragraph 4 below.</p> <p><u>PlanD's Assessments</u></p> <p>To address the technical requirements of the concerned departments, relevant approval conditions are recommended in paragraph 4 below.</p>
(d)	Public comments received during statutory publication period		✓	No public comment was received.

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 three years, and be renewed from 27.6.2026 to 26.6.2029. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) the submission of a condition record of the existing drainage facilities on the site within **3 months** from the date of commencement of the renewal planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 27.9.2026;
- (b) in relation to (a) above, the existing drainage facilities implemented on the Site shall be maintained at all times during the planning approval period;
- (c) if the above planning condition (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; and
- (d) if the above planning condition (a) 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.

[Compared with the previous application No. A/TM-LTY/456, approval conditions have been updated and/or removed as per latest departmental comments and Planning Department's latest requirement.]

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 30.4.2026
Appendix Ia	Supplementary Information received on 6.5.2026
Appendix Ib	Further Information received on 17.6.2026
Appendix II	Government Bureau/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
JUNE 2026**