

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

Application No. A/YL-PH/1120

1. <u>Proposal</u>	
Applicant	Chief Force Limited
Site (Plan A-1a)	Lots 135 RP (Part), 136 (Part), 138 S.B RP (Part) and 139 RP (Part) in D.D. 108, Pat Heung, Yuen Long
Site Area	About 2,598m ²
Zonings and Outline Zoning Plan (OZP) No.	“Residential (Group D)” (“R(D)”) zone 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 maximum building height of 2 storeys (6m)]</i>
Application	Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Construction Machineries with Ancillary Facilities and Associated Filling of Land for a Period of Three Years
Site Context and the Current Proposal	The application site (the Site) is accessible from Fan Kam Road via a local track (Plan A-2). According to the applicant, the applied use involves an area of about 1,307m ² (about 50% of the Site) for open storage use, a two-storey structure with a height of about 6m and a total floor area of about 120m ² for site office and staff rest room, and two loading/unloading spaces for light goods vehicles (Drawing A-1). No container tractor/trailer and vehicle exceeding 5.5 tonnes will be allowed to enter/exit or be parked or stored at the Site at all times. No dismantling, maintenance, repairing, cleaning, paint-spraying, operation of machineries or other workshop activities will be carried out at the Site at all times. The applicant also applies for regularisation of associated filling of land for the entire Site with cement for a depth of about 0.25m, raising the site level to +55.9mPD for site formation and no further filling will be undertaken (Drawing A-2). 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 and land filling plan submitted by the applicant are at Drawings A-1 and A-2 respectively.

1. Proposal	
Last Previous Relevant Application	<p>Application No. A/YL-PH/957 approved on 28.7.2023 for a period of three years until 28.7.2026, 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 https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_YL-PH_957/A_YL-PH_957_MainPaper.pdf for details of the last previous relevant applications)</p>
Justifications from the Applicant (Appendix I)	<p>(a) The applied use on a temporary basis will not frustrate the long-term planning intention of the “R(D)” zone.</p> <p>(b) The Site falls within Category 2 areas under the Town Planning Board Guidelines for ‘Applications for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 13G) and is situated within or adjacent to clusters of open storage, port back-up, or other types of brownfield/temporary uses.</p> <p>(c) The Site is the subject of an approved previous application (No. A/YL-PH/957). There is no change to the applied use, site layout and development parameters. The filling of land at the Site has been completed and regularised under the last application and no further filling of land will be undertaken. There will be no structure erection for storage or car parking purpose and no new trees/shrubs planting within the waterworks reserve of the Site.</p> <p>(d) 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 conditions in relation to submission and implementation of drainage facilities and fire services installations (FSIs) under the previous application (No. A/YL-PH/957).</p> <p>(e) The applied use will not cause any adverse drainage, traffic or environmental impacts. All drainage facilities and 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>
Compliance with the “Owner’s Consent/Notification” requirements ¹	<p>Obtained consent from current land owners by posting site notices and sending notice to the Pat Heung Rural Committee.</p>

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. <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 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 intention of the “R(D)” zone, there is currently no known proposal for long-term development at the Site or in its vicinity within the same “R(D)” zone. Approval of the application on a temporary basis for a period of three years would not jeopardise the long-term planning intention of the “R(D)” zone.
(b)	In line with TPB PG-No.13G ³	✓		Previous planning approval has 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.

² TPB Guidelines No. 34D on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development

³ 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, 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 on the surrounding areas.</p>
(e)	Public comment received during statutory publication period		✓	Nil

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>29.7.2026 to 28.7.2029</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 submission of an updated 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 <u>29.10.2026</u>; (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; and

4. Decision Sought

- (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.

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 5.5.2026 and 7.5.2026
Appendix II	Government Departments with No Objection / No Adverse Comment
Appendix III	Recommended Advisory Clauses
Drawing A-1	Layout Plan
Drawing A-2	Land Filling Plan
Plan A-1a	Location Plan
Plan A-1b	Previous Application Plan
Plan A-2	Site Plan

**PLANNING DEPARTMENT
JUNE 2026**