

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

Application No. A/YL-PN/92

1. <u>Proposal</u>	
Applicant	Mr. Mak Chi Ming
Site (Plan A-1)	Lot 19 in D.D.135 and Adjoining Government Land (GL), Sheung Pak Nai, Yuen Long
Site Area	About 11,214m ² (including GL of about 1,083m ² or 9.7%)
Zonings and Outline Zoning Plan (OZP) No.	(i) “Coastal Protection Area” (“CPA”) (about 98.6%) (ii) Area shown as ‘Road’ (about 1.4%) ¹ on the Approved Sheung Pak Nai and Ha Pak Nai OZP No. S/YL-PN/9 (currently in force and at the time of submission)
Application	Renewal of Planning Approval for Temporary Fishing Ground for a Period of 3 Years
Site Context and the Current Proposal	The application site (the Site) abuts and is accessible from Nim Wan Road with the ingresses/egresses located at the east and south of the Site (Plan A-2). According to the applicant, the applied use involves three single-storey structures (about 2.5m in height) with a total floor area of about 274m ² for rain shelters and toilet uses. The pond at the Site will continue to be used as fishing ground. The operation hours are between 8 a.m. to 9 p.m. daily, including public holidays. 25 parking spaces for private cars are provided. The estimated daily number of visitors would be about 10 on Mondays to Saturdays and about 30 on Sundays. All existing trees on the Site will be preserved. The layout plan, drainage plan, sewerage plan, landscape plan and fire service installations (FSIs) plan submitted by the applicant are at Drawings A-1 to A-5 respectively.
Last Previous Relevant Application ²	Application No. A/YL-PN/70 approved on 8.11.2023 for a period of 3 years until 8.9.2026, which was submitted by the same applicant for

¹ A minor portion at the southeast of the Site (about 157m² or 1.4%) falls within an area shown as ‘Road’ of the OZP, which can be considered as minor boundary adjustment in accordance with the covering Notes of the OZP.

² The Site was involved in seven previous applications (No. A/YL-PN/7, 16, 28, 39, 50, 62 and 70) (**Plan A-1**) for temporary fishing ground use. All applications, except No. A/YL-PN/7, were approved by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) from 2008 to 2023.

	the same use with the same layout and development parameters at the same site. (Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_YL-PN_70/A_YL-PN_70_MainPaper.pdf for details of the last previous relevant application)
Justifications from the Applicant (Appendices I to Ib)	(a) The application is for renewal of the planning approval for the same use at the same site with the same development parameters under the last application No. A/YL-PN/70. All the approval conditions of the previous application have been complied with. (b) There has been no complaint pertaining to the fishing ground in the past three years. (c) The temporary fishing ground would not cause adverse traffic, noise, water quality, visual and landscape impacts on the surrounding areas. (d) Potable water supply is available at the Site.
Compliance with the “Owner’s Consent/ Notification” requirements ³	Consent from the current land owner has been obtained.

2. Planning Considerations and Assessments

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
(a)	In line with TPB PG-No. 34D⁴, including: 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	✓		Whilst the applied use is not entirely in line with the planning intention of the “CPA” zone, the existing pond at the Site will not be adversely affected by the applied use. Noting no filling of pond is involved, the Director of Agriculture, Fisheries and Conservation has no objection to the application from nature conservation and fisheries perspectives. The Chief Town Planner/Urban Design and Landscape, Planning Department

Application No. A/YL-PN/7 was rejected by the Committee in 2004 mainly on grounds of insufficient information to demonstrate no adverse traffic and hygiene impact on the surrounding areas, and setting undesirable precedent.

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.

	approval (e.g. pre-emption of planned permanent development); iii. all the time-limited approval conditions under the previous approval have been complied with; and iv. the 3-year approval period sought does not exceed the duration of the last approval.			(CTP/UD&L, PlanD) also has no objection as significant adverse landscape impact arising from the development is not anticipated. In view of the above and taking account of the assessments below, there is no objection to the applied use on a temporary basis for a further period of 3 years.
(b)	Any other relevant considerations (e.g. minor change in layout/development parameters)?		✓	
(c)	Any adverse departmental comments?		✓	Relevant government departments consulted have no objection to or no adverse comment on the application (Appendix II). <u>PlanD's Assessments</u> To address the technical requirements of the concerned departments, relevant approval conditions and advisory clauses are recommended in paragraph 4 below.
(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 9.9.2026 to 8.9.2029. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval Conditions

- the existing drainage facilities shall be maintained at all times during the planning approval period;
- 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 **9.12.2026**;

- (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; ~~and~~
- (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~~ **and**
- (f) *upon expiry of the planning permission, the reinstatement of the bund of the pond to an amenity area, including the removal of hard paving, to the satisfaction of the Director of Planning or of the Town Planning Board.*

[Compared with the previous application No. A/YL-PN/70, approval conditions have been updated and/or removed as per latest departmental comments and Planning Department's latest requirements.]

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 21.5.2026
Appendix Ia	Supplementary Information received on 27.5.2026
Appendix Ib	Further Information received on 24.6.2026 (accepted and exempted from publication and recounting requirements)
Appendix II	Government Departments with No Objection/No Adverse Comment
Appendix III	Recommended Advisory Clauses
Appendix IV	Fresh Water Mains Record Plan
Drawing A-1	Layout Plan
Drawing A-2	Drainage Plan
Drawing A-3	Sewerage Plan
Drawing A-4	Landscape Plan
Drawing A-5	FSIs Plan
Plan A-1	Location Plan
Plan A-2	Site Plan

**PLANNING DEPARTMENT
JULY 2026**