

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

Application No. A/YL-TT/796

1. <u>Proposal</u>	
Applicant	Wai Kee Canteen represented by Goldrich Planners and Surveyors Limited
Site (Plan A-1)	Various Lots in D.D. 117 and Adjoining Government Land, Shap Pat Heung, Yuen Long
Site Area	About 642 m ² (including Government Land (GL) of about 70.9 m ² or 11%)
Zoning and Outline Zoning Plan (OZP) No.	“Village Type Development” (“V”) on the Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20 <i>[Restricted to a maximum building height (BH) of 3 storeys (8.23m)]</i>
Application	Renewal of Planning Approval for Temporary Canteen for a Period of 3 Years
Site Context and the Current Proposal	The Site is accessible from Tai Tong Shan Road with an ingress/egress point at the south (Drawing A-1 and Plan A-2). According to the applicant, the canteen provides catering service to workers in the nearby areas. 10 single-storey structures (2.5m in height) with a total floor area of about 249m² are used for eating area, kitchens, storerooms, toilet and open sheds. Three parking spaces for private car (5m x 2.5m) and two loading/unloading spaces for light goods vehicle (3.5m x 7m) are provided within the Site. No medium or heavy goods vehicles will be allowed at the Site. The operation hours of the applied use will be between 7 a.m. to 7 p.m. daily including Sundays and public holidays. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. No workshop activity will be carried out within the Site. The vehicular access plan, layout plan, parking arrangement, swept path analyses, as-built drainage facilities and fire service installations proposals as well as tree preservation and

	landscape proposal submitted by the applicant are at Drawings A-1 to A-8 respectively.
Last Previous Relevant Application ¹	Application No. A/YL-TT/599 approved on 25.8.2023 for a period of 3 years until 1.9.2026, which was submitted by the same applicant for the same use at the same site with the same layout and development parameters. (Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_YL-TT_599/A_YL-TT_599_MainPaper.pdf for details of the last previous relevant application)
Justifications from the Applicant (Appendices I to Ib)	(a) The applied use provides convenient catering services to local workers. (b) Renewal of planning approval on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “V” zone. (c) The application is in line with Town Planning Board Guidelines No.15A (TPB-PG No. 15A) in that since the eating place is located at the fringe of Tai Tong Tsuen and abuts Tai Tong Shan Road, nuisance or inconvenience to the local residents is minimal. (d) Compared with the previous approval, the applied use, development parameters and layout of the current application remain unchanged. There is no change in the planning circumstances since the approval of the previous application. All the approval conditions imposed under the last application have been satisfactorily complied with and the time period sought does not exceed the duration of the previous approval. (e) No adverse visual, landscape, traffic, drainage and environmental impacts are anticipated. Sufficient space is provided within the Site for manoeuvring of vehicles.
Compliance with the “Owner’s Consent/Notification” requirements ²	Published notices in local newspapers and sent notice to the Shap Pat Heung Rural Committee (For the GL portion, the requirements are not applicable).

¹ The Site was involved in five previous applications (i.e. No. A/YL-TT/282, 335, 407, 497 and 599) submitted by the same applicant for the same applied use as the current application

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. 34D³, 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 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.	✓		The application is for renewal of the planning permission for temporary canteen for a period of three years at the Site zoned “V” on the OZP. Although the applied use is not in line with the planning intention of the “V” zone, it could meet any such demand for eating place in the area. According to the District Lands Officer/Yuen Long, Lands Department, there is currently no Small House application approved/under processing at the Site. The surrounding land uses are predominantly rural in character intermixed with residential dwellings, parking of vehicles, open storage/storage yards, eating place, property agency and showroom (Plan A-2). The applied use is considered not incompatible with the surrounding uses. Approval of the application on a temporary basis for a period of three years would not frustrate the long-term planning intention of the “V” zone.
(b)	In line with TPB PG-No.15A ⁴	✓		
(c)	Any other relevant considerations (e.g. minor change in layout/development parameters)?		✓	
(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. <u>PlanD’s Assessments</u> • To address the technical

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. 15A for Application for Eating Place within “Village Type Development” Zone in Rural Areas under Section 16 of the Town Planning Ordinance

				requirements of concerned departments, relevant approval conditions are recommended in paragraph 4 below. The applicant will also be advised to follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' to minimise potential environmental nuisance on the surrounding areas.
(e)	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 2.9.2026 to 1.9.2029. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval Conditions

- the existing drainage facilities on the Site 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 2.12.2026;
- if the above planning condition (a) 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
- 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 23.6.2026
Appendix Ia	Further Information received on 7.7.2026
Appendix Ib	Further Information received on 10.7.2026
Appendix II	Government Departments with No Objection / No Adverse Comment
Appendix III	Recommended advisory clauses
Drawing A-1	Vehicular Access Plan
Drawing A-2	Layout Plan
Drawing A-3	Parking Arrangement Plan
Drawings A-4 to A-5	Swept Path Analysis
Drawing A-6	Drainage Proposal
Drawing A-7	Fire Service Installation Proposal
Drawing A-8	Tree Preservation and Landscape Proposal
Plan A-1	Location Plan
Plan A-2	Site Plan

**PLANNING DEPARTMENT
AUGUST 2026**