

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

Application No. A/HSK/623

1. <u>Proposal</u>	
Applicant	Mr LEE Kwok Ming represented by Metro Planning & Development Company Limited
Site (Plan A-1a)	Lot 1798 RP in D.D. 125, Ha Tsuen, Yuen Long
Site Area	About 132m ²
Zoning and Outline Zoning Plan (OZP) No.	“Village Type Development” (“V”) <i>[Restricted to a maximum building height of 3 storeys (8.23m)]</i> on the draft Hung Shui Kiu and Ha Tsuen (HSK and HT) OZP No. S/HSK/3
Application	Renewal of Planning Approval for Temporary Eating Place for a Period of 3 Years
Site Context and the Current Proposal	The application site (the Site) is accessible from Ping Ha Road with the ingress/egress point at the eastern part of the Site (Drawing A-1 and Plan A-2). According to the applicant, a single-storey structure (not more than 4.5m in height) with a floor area of about 120m ² is used for eating place and toilet uses. The applied eating place provides 10 tables with a maximum capacity of 32 people at a time. No parking facility will be provided. The operating hours are from 7:00 a.m. to 7:00 p.m. from Mondays to Sundays including public holidays. Plans showing the layout and as-built drainage facilities submitted by the applicant are at Drawings A-1 and A-2 respectively.
Last Previous Relevant Application ¹	Application No. A/HSK/484 approved on 13.10.2023 for a period of 3 years until 13.10.2026, which was submitted by the same applicant for 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_HSK

¹ The Site was involved in three previous applications (No. A/HSK/205, 382 and 484) (**Plan A-1**) for temporary eating place or shop and services uses. All applications were submitted by the same applicant and approved by the Rural and New Town Planning Committee (the Committee) of the Board between 2020 and 2023.

	484/A HSK 484 MainPaper.pdf for details of the last previous relevant application)
Justifications from the Applicant (Appendix I)	(a) The application is for renewal of the planning approval for the same use under the last application No. A/HSK/484. The applied use is an eating place with dine-in area to serve the residents nearby and is not incompatible with the surroundings which are mainly village houses. Three previous applications for temporary eating place or shop and services uses at the Site were approved by the Committee. (b) The applied use is temporary in nature and would not jeopardise the long-term planning intention of the concerned zone. (c) Insignificant environmental, traffic and drainage impacts are anticipated. (d) In support of the current application, the applicant has already provided drainage facilities at the Site accepted by Drainage Services Department.
Compliance with the “Owner’s Consent/ Notification” requirements ²	Obtained consents of 4 current land owners.

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	✓		Whilst the applied use is not entirely in line with the planning intention of the “V” zone, the applied use could help meeting the demand for eating place in the area. Besides, the District Lands Officer/Yuen Long, Lands Department advises that there is no Small House application approved or under processing at the Site. Approval of the application on a temporary basis of three years would not jeopardise the long-term planning intention of the “V” zone.

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.

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

	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.			
(b)	In line with TPB PG-No.15A ⁴	✓		The applied use is located at the fringe of Sik Kong Wai and accessible from Ping Ha Road. The applied use is considered not incompatible with the surrounding land uses predominated by village houses. In view of the small scale of the applied use, it would unlikely generate significant adverse traffic, environmental, drainage, sewerage and fire safety impacts on the surrounding areas.
(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). <u>PlanD's Assessments</u> To address the technical requirements of the 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 nuisances on the surrounding areas.
(e)	Public comments received during statutory publication period		✓	

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.

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 14.10.2026 to 13.10.2029. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval Conditions

- (a) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (b) 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 14.1.2027;
- (c) 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
- (d) 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 IV**.

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

Attachments

Appendix I	Application Form received on 9.7.2026
Appendix Ia	Further Information received on 21.7.2026 (accepted and exempted from publication and recounting requirements)
Appendix II	Government Departments with No Objection / No Adverse Comment
Appendix III	Recommended Advisory Clauses
Drawing A-1	Layout Plan
Drawing A-2	As-built Drainage Plan
Drawing A-3	Fire Service Installations Plan
Plan A-1a	Location Plan
Plan A-1b	Previous Application Plan
Plan A-2	Site Plan

**PLANNING DEPARTMENT
AUGUST 2026**