RNTPC Paper No. A/YL-KTN/1285
For Consideration by
the Rural and New Town
Planning Committee
on 6.11.2026

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

Application No. A/YL-KTN/1285

1. Proposal	
Applicant	Chief Force Limited
Site **(Plan A-1)**	Lots 422 S.C RP (Part) and 422 RP (Part) in D.D. 110, Tsat Sing Kong, Pat Heung, Yuen Long
Site Area	About 1,280m^2
Zoning and Outline Zoning Plan (OZP) No.	"Agriculture" ("AGR") zone on the approved Kam Tin North OZP No. S/YL-KTN/11
Application	Renewal of Planning Approval for Temporary Open Storage of Vehicles and Vehicle Parts for Export 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 Kam Tin Road via a local track (**Plans A-1** and **A-2**). According to the applicant, the applied use involves a total area of about 650m^2 (about 50.8% of the Site) for open storage of not more than 11 vehicles of not exceeding 5.5 tonnes and vehicle parts with stacking height of not more than 4m, as well as two structures of not more than two storeys (height of not more than 5.4m) and a total floor area of about 198m^2 for ancillary staff resting room, office and conference room (**Drawing A-1**). The applicant also applies for regularisation of filling of land for the entire Site with cement of about 0.05m (to a level of not more than 9.6mPD) (**Drawing A-2**). Three parking spaces for private car and one loading/unloading (L/UL) space for light goods vehicle are provided at the Site. No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities are involved at the Site at all times. 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. Plans showing the site layout and land filling area submitted by the applicant are on **Drawings A-1** and **A-2** respectively.

Last Previous Relevant Application[1]	Application No. A/YL-KTN/965 approved on 22.12.2023 for a period of three years until 22.12.2026, which was submitted by the same applicant for the same use at the same Site with the same development parameters and minor changes to the layout. (Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_YL-KTN_965/A_YL-KTN_965_MainPaper.pdf for details of the last previous relevant application)
Justifications from the Applicant **(Appendix I)**	(a) The applied use is temporary in nature and will not frustrate the long-term planning intention of the "AGR" zone. (b) The applied use under the current application is the same as that of the last approved application No. A/YL-KTN/965. No complaint related to the Site has been received since the last approval and all the approval conditions under the last application have been complied with. (c) In support of the current application, the applicant has submitted record of the existing drainage facilities and a set of Certificate of Fire Service Installation (FSI) and Equipment (FS 251) for the implemented FSIs. Sufficient spaces are provided for vehicles to manoeuvre within the Site. Adverse traffic impacts on the surrounding areas are not anticipated.
Compliance with the "Owner's Consent/Notification" requirements[2]	Posted site notice and sent notice to the Pat Heung Rural Committee.

2. Planning Considerations and Assessments				
	Criteria	**Yes**	**No**	**Remarks**
(a)	In line with TPB PG No. 34D[3], including: i. no material change in planning circumstances	✓		Whilst the applied use is not in line with the planning intention of the "AGR" zone, the Director of Agriculture, Fisheries and Conservation has no strong view on the renewal application from agricultural and

[1] The Site is the subject of six previous relevant applications (No. A/YL-KTN/341, 364, 452, 578, 729 and 965) (including one renewal of temporary approval granted) which were all for the same use submitted by the same applicant as the current application. All these applications were approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) between 2010 and 2023.

[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

	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 three-year approval period sought does not exceed the duration of the last approval.			nature conservation perspectives. Taking into account the above and planning assessments below, there is no objection to the applied use on a temporary basis for a further period of three years. Filling of land within the "AGR" zone requires planning permission from the Board. Chief Engineer/Mainland North of Drainage Services Department and Director of Environmental Protection have no objection to the application from drainage and environmental planning perspectives respectively.
(b)	In line with TPB PG-No. 13G[4]	✓		Category 2 areas under TPB PG-No. 13G. Previous planning approval has been granted.
(c)	Any other relevant considerations (e.g. minor change in layout/development parameters)?	✓		According to the applicant, the proposed minor changes to the layout are intended to reflect the existing designated open storage area and parking and L/UL spaces (**Drawing A-1**) which were not indicated on the site layout plan under the last approved application and are considered minor in nature.
(d)	Any adverse departmental comments?		✓	Relevant government departments consulted have no objection to or no adverse comment on the application (**Appendix II**). PlanD's Assessments To address the technical requirements of the concerned departments and to uphold the planning intention of the "AGR" zone,

[4] TPB Guidelines No. 13G for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance.

				relevant approval conditions and advisory clauses are recommend in paragraph 4 below and **Appendix III**. The applicant will also be advised to follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' to minimise any potential environmental nuisance on the surrounding areas caused by the applied use.
(e)	Public comment 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 23.12.2026 to 22.12.2029. The following conditions of approval and advisory clauses are suggested for Members' reference:

  Approval Conditions

  (a) the submission of a revised record of the existing drainage facilities 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 23.3.2027;

  (b) the existing drainage facilities 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;

  (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; and

  (e) upon expiry of the planning permission, the reinstatement of the site, including the removal of hard paving and fill materials and grassing of the site to the satisfaction of the Director of Planning or of the Town Planning Board.

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 7.9.2026 and 9.9.2026
Appendix II	Government Departments with No Objection / No Adverse Comment
Appendix III	Recommended Advisory Clauses
Drawing A-1	Site Layout Plan
Drawing A-2	Land Filling Plan
Plan A-1	Location Plan
Plan A-2	Site Plan

PLANNING DEPARTMENT
NOVEMBER 2026