RNTPC Paper No. A/HSK/635
for Consideration by
the Rural and New Town
Planning Committee on 20.11.2026

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

Application No. A/HSK/635

1. Proposal	
Applicant	許亦恆先生 represented by 海願規劃發展公司
Site **(Plan A-1)**	Various Lots in D.D. 124, Ha Tsuen, Yuen Long
Site Area	About 810m^2
Zoning and Outline Zoning Plan (OZP) No.	"Village Type Development" ("V") on the approved Hung Shui Kiu and Ha Tsuen (HSK and HT) OZP No. S/HSK/4 (*currently in force*) Draft HSK and HT OZP No. S/HSK/3 (*at the time of submission*) *[Restricted to a maximum building height of 3 storeys (8.23m)]* [the zoning and development restriction for the application site (the Site) remain unchanged on OZP No. S/HSK/4]
Application	Renewal of Planning Approval for Temporary Eating Place (Canteen) for a Period of 3 Years
Site Context and the Current Proposal	The application site (the Site) is accessible from Tin Ha Road via a local track with the ingress/egress point at the southeast part of the Site (**Drawing A-1** and **Plan A-2**). According to the applicant, a single-storey structure (not more than 5.5m in height) with a floor area of about 229m^2 is used for eating place providing 30 seats. One parking space for light goods vehicle (LGV) will be provided (7m x 3.5m). The operating hours are from 8:00 a.m. to 7:00 p.m. from Mondays to Saturdays. 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/494 approved on 22.12.2023 for a period of 3 years until 22.12.2026, which was submitted by the same applicant for the same use with the same layout and

[1] The Site was involved in three previous applications (No. A/HSK/167, 237 and 494) (**Plan A-1**) for temporary eating place use. All applications were submitted by the same applicant and approved by the Rural and New Town Planning Committee (the Committee) of the Board between 2019 and 2023.

	development parameters at the same site. (Please refer to *https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_HSK_494/A_HSK_494_MainPaper.pdf* for details of the last previous relevant application)
Justifications from the Applicant to follow up **(Appendices I to Ia)**	(a) The applied use is temporary in nature and would not jeopardise the long-term planning intention of the concerned zone. (b) The application is for renewal of the planning approval for the same use under the last application No. A/HSK/494. All the approval conditions of the last previous application have been complied with. The applicant commits to comply with the relevant approval conditions of the current application upon approval. (c) The applied use is an eating place with dine-in area to serve the workers nearby and provide employment opportunities for nearby villagers. (d) No workshop activity, neon/ night time lighting and storage of flammable/ polluting materials will be allowed on the Site. The applicant will follow the environmental measures recommended in the relevant 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' ("CoP") issued by the Environmental Protection Department. The applied use will have minimal environmental impact to the surrounding areas. (e) The LGV parking space is only for delivery of supply. Sufficient manoeuvring space will be provided within the Site such that there will be no reversing of vehicles into or out from the Site. Therefore, the applied use will not cause adverse traffic impact on the local road network.
Compliance with the "Owner's Consent/ Notification" requirements[2]	Posted site notice and sent notice to Ha Tsuen Rural Committee.

[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**				
	Criteria	**Yes**	**No**	**Remarks**
(a)	In line with TPB PG-No. 34D[3], 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.	✓		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 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.
(b)	In line with TPB PG-No.15A[4]	✓		The Site is accessible via a local track from Tin Ha Road. The applied use is considered not incompatible with the surrounding land uses predominantly occupied by warehouses, open storage yards, storage facilities, parking of vehicles, a sitting-out area and office uses, intermixed with some cultivated agricultural land, residential dwellings and vacant land. 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

[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.

				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**). PlanD's Assessments 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 "CoP" to minimise potential environmental nuisances 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 23.12.2026 to 22.12.2029. 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 **23.3.2027**;

  (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 III**.

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

Attachments

Appendix I	Application Form received on 22.9.2026
Appendix Ia	Further Information received on 10.11.2026 (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
Plan A-1	Location Plan
Plan A-2	Site Plan with Vehicular Access

PLANNING DEPARTMENT
NOVEMBER 2026