RNTPC Paper No. A/YL/336
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/YL/336

1. Proposal	
Applicant	Mr. LAM Wai Dan represented by Lanbase Surveyors Limited
Site **(Plan A-1a)**	Lot 4747 S.A. RP (Part) in D.D. 116, Yuen Long
Site Area	About 125 m²
Zoning and Outline Zoning Plan (OZP) No.	"Open Space" ("O") on the Approved Yuen Long Outline Zoning Plan No. S/YL/29
Application	Renewal of Planning Approval for Temporary Shop and Services for a Period of 6 Years
Site Context and the Current Proposal	The Site is accessible from Tai Shu Ha Road West at its northeast (**Drawing A-1 and Plan A-2**). According to the applicant, the applied use is for the operation of retail shop and fast food shop. One two-storey structure (8m in height) with a floor area of about 176m^2 is erected for the applied use. One loading/unloading space for light goods vehicle (3.5m x 7m) is provided within the Site. The operation hours are between 8am to 11pm daily including Sundays and public holidays. The site layout plan submitted by the applicant is at **Drawing A-1.**
Last Previous Relevant Application	Application No. A/YL/267 approved on 20.11.2020 for a period of 6 years until 20.11.2026, which was submitted by the same applicant for the same use at the same site with the same layout and development parameters (**Plan A-1**). (Please refer to https://www.tpb.gov.hk/en/papers/RNTPC/660rnt/TM&YLW/A_YL_267/A_YL_267_Main%20Paper.pdf for details of the last previous relevant application)
Justifications from the Applicant (**Appendices I to Id**)	(a) The applied use is temporary in nature and would not jeopardise the long-term planning intention of the "O" zone. Similar uses have been approved by the Town Planning Board within the subject "O" zone. (b) The applied use could serve the local community and residential developments in the vicinity. (c) There are similar commercial activities in the surrounding areas. The applied use is not incompatible

	with the surrounding land uses. (d) The Site is the subject of a previous planning permission No. A/YL/267 for the same use as the current application. (e) No adverse traffic is anticipated. The applied use will not generate large amount of vehicles to the Site and customers are expected to visit the Site on foot. (f) The applicant would continue to maintain the exiting on-site drainage facilities and fire services installations.
Compliance with the "Owner's Consent/Notification" requirements[1]	The applicant is the sole "current land owner".

2. Planning Considerations and Assessments

	Criteria	Yes	No	Remarks
(a)	In line with TPB PG No. 34D[2], 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 6-year approval period sought does not exceed the duration of the last approval.	✓		While the applied use is not entirely in line with the planning intention of the "O" zone, it could meet any such demand for shop and services in the area. According to the Director of Leisure and Cultural Services, there is currently no plan to develop the Site into any recreation or sports venue in the coming six years. Approval of the application on a temporary basis for a period of six years would not frustrate the long-term planning intention of the "O" zone.

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

(b)	Any other relevant considerations (e.g. minor change in layout/development parameters)?		✓	
(c)	Any adverse departmental comments?		✓	All 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. PlanD's Assessments • To address the technical 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' and 'Control of Oily Fume and Cooking Odour from Restaurants and Food Business' to minimise potential environmental nuisance on the surrounding areas.
(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 six years, and be renewed from 21.11.2026 to 20.11.2032. 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 **21.2.2027**;

  (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 25.9.2026
Appendix Ia	Supporting Planning Statement
Appendix Ib	Supplementary Information received on 29.9.2026
Appendix Ic	Further Information (FI) received on 16.10.2026
Appendix Id	FI received on 28.10.2026
Appendix II	Government Departments with No Objection / No Adverse Comment
Appendix III	Recommended advisory clauses
Drawing A-1	Layout Plan
Plan A-1	Location Plan
Plan A-2	Site Plan

PLANNING DEPARTMENT
NOVEMBER 2026