

APPLICATION FOR RENEWAL OF PLANNING APPROVAL
FOR TEMPORARY USE
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTS/1054

<u>Applicant</u>	:	Yuen Long Kam Kwong Church Limited
<u>Site</u>	:	Lot 1689 S.A in D.D. 109 and Adjoining Government Land (GL), Yuen Long
<u>Site Area</u>	:	About 1,170m ² (including GL of about 563m ² (48.1%))
<u>Lease</u>	:	New Grant Lot No. 808 demised for private residential purpose
<u>Plan</u>	:	Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15
<u>Zoning</u>	:	“Village Type Development” (“V”) (99%) <i>[Maximum building height of 3 storeys (8.23m)]</i> “Residential (Group C)” (“R(C)”) (1%) ¹ <i>[Maximum plot ratio of 0.8, maximum site coverage of 40% and maximum building height of 4 storeys (12m)]</i>
<u>Application</u>	:	Renewal of Planning Approval for Temporary Social Welfare Facility (Youth Development Centre) for a Period of 5 Years

1. The Proposal

- 1.1 The applicant seeks renewal of planning permission for temporary social welfare facility (youth development centre) for a period of five years at the application site (the Site), which falls within an area zoned “V” on the OZP (**Plan A-1**). According to the Notes of the OZP, ‘Social Welfare Facility’ is a Column 2 use under “V” zone which requires planning permission from the Town Planning Board (the Board). The Site is currently occupied by the applied use with valid planning permission under application No. A/YL-KTS/838 until 6.3.2025 (**Plans A-2 to A-4**).
- 1.2 The Site abuts Kam Tin Road (**Plans A-2 and A-3**). According to the applicant, the applied use comprises nine structures of one to two storeys with a total floor area of about 428.9m² and building height ranging from about 1.08m to 5.2m for a hall, library, office, kitchen, toilet, storage facilities and canopy for parking area uses. Two parking spaces for private cars are provided within the Site. The

¹ Regarded as minor boundary adjustment allowed under the covering Notes of the OZP.

operation hours are from 9:30 a.m. to 5:30 p.m. on Mondays to Fridays and 9:00 a.m. to 1:00 p.m. on Saturdays (the latter only for pre-booking services, classes and activities). The youth development centre does not operate on Sundays and public holidays except for use by members of Yuen Long Kam Kwong Church Limited. No public announcement system or audio amplification system will be used at the outdoor area of the Site. The site layout plan submitted by the applicant is at **Drawing A-1**.

1.3 The Site was the subject of a previous application No. A/YL-KTS/838 submitted by the same applicant for the same use at the same site with the same layout and development parameters, which was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 6.3.2020 (**Plan A-1**) (details at paragraph 6 below). All time-limited approval conditions have been complied with.

1.4 In support of the application, the applicant has submitted the following documents:

- (a) Application Form with supplementary information (**Appendix I**) received on 10.1.2025
- (b) Further Information (FI) received on 19.2.2025 and (**Appendix Ia**) 21.2.2025*

** accepted and exempted from publication and recounting requirements*

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form and FI at **Appendices I and Ia**, and can be summarised as follows:

- (a) According to the Population and Household Statistics Analysed by District Council District 2023, young population accounts for a large proportion of the community population in Yuen Long district. The applicant has been providing services for the youth and their families within the district at the Site for many years and has established stable community network and partners within the district, thus would like to renew the planning approval.
- (b) The applicant is a charitable organization and had operated a non-profit making kindergarten at the Site since 1987². Due to change in demographic structure and community development, the Site was converted to youth development centre in 2003 to serve the youth and their families in the area (including the youth in the nearby villages). The youth development centre is non-profit making and not funded by the Social Welfare Department. It has also been lent to the Breakthrough (突破機構) for youth activities for free since 2014. The services provided in the youth development centre include counselling, volunteer service, personal development, interest classes, talent shows and community visit, etc. In order to focus on the applicant's youth services, the existing cafeteria area which forms part

² According to the covering Notes of the OZP, the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of the interim development permission area (IDPA) plan (i.e. 5.10.1990) could be tolerated.

of the youth development centre providing free services to serve as a space for youth services and youth gathering venue will fade out in short term.

- (c) In support of the application, the applicant has submitted a drainage records and the accepted fire service installations (FSIs) proposal under the previous application No. A/YL-KTS/838. No public announcement system or audio amplification system will be used at the outdoor area of the Site and no adverse traffic impact on Kam Tin Road is anticipated.

3. Compliance with the ‘Owner’s Consent/Notification’ Requirements

The applicant is the sole “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion, the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/ Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) are not applicable.

4. Town Planning Board Guidelines

The Town Planning Board Guidelines for ‘Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development’ (TPB PG-No. 34D) are relevant to the application and the relevant extract of which is attached at **Appendix II**.

5. Background

The Site is currently not subject to any active planning enforcement action.

6. Previous Application

The Site is the subject of a previous application No. A/YL-KTS/838 submitted by the same applicant for the same use at the same site with the same layout and development parameters for a period of five years. The application was approved with conditions by the Committee on 6.3.2020 mainly on the considerations that approval of the application on a temporary basis would not frustrate the long-term planning intention of the site; the proposed use was not incompatible with the surrounding areas; and relevant government departments consulted in general had no adverse comment and/or the concerns of relevant departments could be addressed by approval conditions. All time-limited approval conditions have been complied with and the planning permission is valid until 6.3.2025. Details of the application are summarised in **Appendix III** and the location is shown on **Plan A-1**.

7. Similar Application

There is no similar application within the same “V” zone on the OZP in the past five years.

8. The Site and Its Surrounding Areas (Plans A-1 to A-4)

8.1 The Site:

- (a) abuts Kam Tin Road; and
- (b) is currently occupied by the applied use with valid planning permission until 6.3.2025 under application No. A/YL-KTS/838.

8.2 The surrounding areas are predominated by residential dwellings/structures, open storage/storage yards, car service, a youth centre, workshops, parking of vehicles, shops and grassland. A watercourse is located to the immediate south of the Site.

9. Planning Intention

The planning intention of the “V” zone is to reflect existing recognised and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House (NTEH). Other commercial, community and recreational uses may be permitted on application to the Board.

10. Comments from Relevant Government Departments

All government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses, if any, are provided in **Appendices IV** and **V** respectively.

11. Public Comment Received During Statutory Publication Period

On 17.1.2025, the application was published for public inspection. During the statutory public inspection period, one public comment was received from the Aviation Club of Hong Kong, China expressing concern on the height of the applied use from flight safety perspective (**Appendix VI**).

12. Planning Considerations and Assessments

12.1 The application is for renewal of planning permission for temporary social welfare facility (youth development centre) for a period of five years at the Site zoned “V” (**Plan A-1**). Whilst the applied use is not entirely in line with the planning intention of the “V” zone, the applied youth development centre has been providing service to the youth and their families in the vicinity of the Site as

advised by the Director of Social Welfare (DSW) (**Appendix IV**). DSW has no adverse comment on the application noting that there is a notable local demand on youth service and the applied use is able to meet the demand as well as facilitate the youngsters' development. According to the District Lands Officer/Yuen Long of Lands Department, there is currently no Small House application approved/under processing at the Site. Approval of the application on a temporary basis for a period of five years would not affect the land available for Small House development within the “V” zone or frustrate the long-term planning intention of the “V” zone.

- 12.2 The applied use is considered not incompatible with the surrounding areas which are predominated by residential dwellings/structures, open storage/storage yards, car service, a youth centre, workshops, parking of vehicles, shops and grassland (**Plan A-2**). The Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) considers that significant landscape impact arising from the applied use is not anticipated and has no comment on the application from landscape planning perspective.
- 12.3 Other concerned government departments consulted including the Director of Environmental Protection, Chief Engineer/Mainland North of Drainage Services Department, Director of Fire Services and Director-General of Civil Aviation (DG of CA) have no adverse comment on or no objection to the application. To address the technical requirements of concerned departments, appropriate approval conditions are recommended in paragraph 13.2 below. It is also recommended to advise the applicant 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 caused by the applied use on the surrounding areas.
- 12.4 The application is considered generally in line with TPB PG-No. 34D in that there has been no material change in the planning circumstances since the previous approval was granted; no adverse planning implication arising from the renewal is anticipated; all approval conditions under the previous approval had been satisfactorily complied with; and the five-year approval period sought which is the same timeframe as the previous approval is reasonable.
- 12.5 Given the previous approval for the same use with the same layout and development parameters at the Site in 2020 as detailed in paragraph 6 above, approving the current application is in line with the Committee’s previous decision.
- 12.6 For the public comment mentioned in paragraph 11 above, DG of CA advises that the maximum level of the applied structures (i.e. below 5.2m) is in general compatible with the building heights in the surrounding areas and has no comment on the application.

13. Planning Department’s Views

- 13.1 Based on the assessments made in paragraph 12 above and having taking into account the public comment mentioned in paragraph 11 above, PlanD has no

objection to the application.

- 13.2 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 five years and be renewed from 7.3.2025 to 6.3.2030. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) the submission of a condition 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 **7.6.2025**;
- (b) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (c) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (d) if any of the above planning condition (b) or (c) 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
- (e) 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.

Advisory clauses

The recommended advisory clauses are at **Appendix V**.

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

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

15. Attachments

Appendix I	Application Form with supplementary information received on 10.1.2025
Appendix Ia	FI received on 19.2.2025 and 21.2.2025
Appendix II	Relevant extract of TPB PG-No. 34D
Appendix III	Previous application
Appendix IV	Government departments' general comments
Appendix V	Recommended advisory clauses
Appendix VI	Public comment
Drawing A-1	Site layout plan
Plan A-1	Location plan
Plan A-2	Site plan
Plan A-3	Aerial photo
Plan A-4	Site photos

**PLANNING DEPARTMENT
FEBRUARY 2025**