

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

Application No. A/HSK/594

1. <u>Proposal</u>	
Applicant	Sum Kwan Villa Limited
Site (Plan A-1)	Lots 1028 S.A ss.1 (Part) and 1030 S.D in D.D. 125, Sik Kong Tsuen, Yuen Long
Site Area	About 98 m ²
Zoning and Outline Zoning Plan (OZP) No.	“Village Type Development” (“V”) on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2 <i>[Restricted to a maximum building height of 3 storeys (8.23m)]</i>
Application	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years
Site Context and the Current Proposal	The application site (the Site) is accessible from San Sik Road via a local track and the ingress/egress point is located at the southwestern part of the Site (Drawing A-1 and Plan A-2). According to the applicant, the Site involves a single-storey temporary structure (not more than 3.5m) with a floor area of not more than 60m ² for real estate agency and conference room. No parking space is provided within the Site. The operation hours are from 9:00 a.m. to 8:00 p.m. from Mondays to Sundays including public holidays. Plans showing site layout, as-built drainage facilities and existing fire service installations (FSIs) submitted by the applicant are at Drawings A-1 to A-3 respectively.
Last Previous Relevant Application ¹	Application No. A/HSK/431 approved on 17.3.2023 for a period of 3 years until 21.3.2026, which was submitted by the same applicant for the same use with the same development parameters and layout at the same site. (Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_HSK_431/A_HSK_431_MainPaper.pdf for details of the last

¹ Four previous applications including No. A/YL-HT/889 and 1069 and No. A/HSK/212 and 431 (including three renewal of temporary approval grant) are for the same use with the same development parameters by the same applicant.

	previous relevant application)
Justifications from the Applicant (Appendix I)	<p>(a) The application is for renewal of the planning permission under application No. A/HSK/431. The applied use, which is primarily to serve the demand of the villagers and is temporary in nature, would not jeopardise the long-term planning intention of the “V” zone. The Site does not involve any approved Small House (SH) application and therefore temporary use could be considered in the interim period.</p> <p>(b) The Site was involved four previous planning applications for shop and services (real estate agency) use approved by the Rural and New Town Planning Committee (the Committee) since 2014. The applied use and development parameters including floor area and building height are the same as the last planning permission.</p> <p>(c) All the approval conditions of the last planning application No. A/HSK/431 have been complied with. Similar applications for temporary shop and services (real estate agency) use have also been approved within the same “V” zone.</p> <p>(d) The applied use is compatible with the surrounding environment which comprises mainly village houses and residential units, and would not affect the rural village character. No adverse traffic, environmental and drainage impacts are anticipated.</p> <p>(e) In support of the current application, the applicant has submitted an as-planted landscape and tree preservation plan, as-built drainage plan, existing fire services installations (FSIs) plan and the corresponding FSI251 certificates. The applicant will continue to maintain and/or provide the existing trees, drainage facilities and FSIs facilities on the Site.</p>
Compliance with the “Owner’s Consent/ Notification” requirements ²	Consent from the current land owner has been obtained.

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

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
(a)	<p>In line with TPB PG No. 34D³, including:</p> <p>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);</p> <p>ii. no adverse planning implications arising from the renewal of the planning approval (e.g. pre-emption of planned permanent development);</p> <p>iii. all the time-limited approval conditions under the previous approval have been complied with; and</p> <p>iv. the 3-year approval period sought does not exceed the duration of the last approval.</p>	✓		<p>Whilst the applied use is not entirely in line with the planning intention of the “V” zone, it could provide real estate agency service to meet any such demand in the area. Besides, the District Lands Officer/Yuen Long of Lands Department has no adverse comment and advises that no SH application has been approved 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.</p>
(b)	Any other relevant considerations (e.g. minor change in layout/development parameters)?		✓	
(c)	Any adverse departmental comments?		✓	Relevant government departments consulted have no objection to or no adverse comments on the application (Appendix II). Relevant approval

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

			<p>conditions and advisory clauses are recommended at paragraph 4 below.</p> <p><u>PlanD's Assessments</u></p> <p>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 revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' to minimise potential environmental nuisance on the surrounding areas.</p>
(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 three years, and be renewed from 22.3.2026 to 21.3.2029. 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 22.6.2026;
- (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 8.1.2026
Appendix II	Government Departments with No Objection / No Adverse Comment
Appendix III	Recommended Advisory Clauses
Drawing A-1	Layout Plan with Site Access
Drawing A-2	As-built Drainage Plan
Drawing A-3	Existing Fire Service Installations Plan
Plan A-1	Location Plan
Plan A-2	Site Plan

**PLANNING DEPARTMENT
FEBRUARY 2026**