

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

Application No. A/NE-TK/852

1. <u>Proposal</u>	
Applicant	Mr. WONG Yan Sang represented by Ms. YU Tsz Shan
Site (Plan A-1a)	Government Land (GL) in D.D. 28, Tai Mei Tuk, Tai Po
Site Area	About 340m ²
Zoning and Outline Zoning Plan (OZP) No.	“Conservation Area” (“CA”) zone on the approved Ting Kok OZP No. S/NE-TK/19
Application	Renewal of Planning Approval for Temporary Shop and Services (Selling of Refreshment, Hiring of Fishing-related Accessories and Storage) for a Period of Three Years
Site Context and the Current Proposal	The application site (the Site) is accessible via Tai Mei Tuk Road (Plan A-2). According to the applicant, the applied use comprises two single-storey container-converted structures with a height of not more than 2.44m, providing a total floor area of about 44.628m ² for selling of refreshment, hiring of fishing-related accessories and storage uses. The remaining uncovered area is reserved for circulation purpose. The operation hours of the applied use are from 7:00 a.m. to 10:00 p.m. daily. The layout plans submitted by the applicant are shown in Drawings A-1 and A-2 .
Last Previous Relevant Application ¹	Application No. A/NE-TK/768 approved on 3.3.2023 for a period of three years until 3.3.2026, which was submitted by different applicants for the same use at the same Site. (Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_NE-TK_768/A_NE-TK_768_MainPaper.pdf for details of the last previous relevant application)
Justifications from the Applicant (Appendices I to Ic)	(a) The Site is the subject of an application for the applied use for a period of three years approved on 3.3.2023, with valid planning permission until 3.3.2026. The approval conditions in relation to the submission of a record of existing drainage facilities and implementation of the accepted fire service installations have been complied with. To support the current application, the applicant has also provided the latest valid Certificate of Fire Service

¹ Four previous relevant applications include No. A/NE-TK/174, 605, 681 and 768.

	<p>Installation and Equipment (FS251) for the applied use.</p> <p>(b) Short Term Tenancy has been granted by the District Lands Office/Tai Po of Lands Department for the selling of refreshment, hiring of fishing-related accessories and storage, subject to restrictions on structures with a built-over area of not exceeding 44.652m² and a height of not more than 2.44m.</p> <p>(c) The container-converted structures currently slightly falling outside the Site (Plan A-2) will be moved and confined within the Site.</p>
Compliance with the “Owner’s Consent/ Notification” requirements ²	As the Site involves GL only, the requirements are not applicable.

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>Whilst the applied use is not in line with the planning intention of the “CA” zone, it could support the nearby recreational facilities and meet the recreational needs of locals and visitors, and the Director of Agriculture, Fisheries and Conservation has no comment on the application from nature conservation perspective.</p>

² As set out in 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](#)) 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.

	iv. the three-year approval period sought does not exceed the duration of the last approval.			
(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 comment on the application (Appendix II). Relevant approval conditions and advisory clauses are recommended at paragraph 4 below.
(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 4.3.2026 to 3.3.2029. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval Conditions

- no structure should be erected on the drainage reserve area at all times during the planning approval period;
- 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 4.6.2026;
- the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- the implementation of the accepted fire service installations proposal within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 4.12.2026;
- if any of the above planning condition (a) 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;

- (f) if the any of the above planning condition (b) or (d) 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
- (g) upon the expiry of the planning permission, the reinstatement of the Site, including the removal of hard paving, 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 application.

Attachments

Appendix I	Application Form with attachments received on 9.1.2026
Appendix Ia	Further Information (FI) received on 22.1.2026 (accepted and exempted from publication and recounting requirements)
Appendix Ib	FI received on 2.2.2026 (accepted and exempted from publication and recounting requirements)
Appendix Ic	FI received on 5.2.2026 (accepted and exempted from publication and recounting requirements)
Appendix II	Government Departments with No Objection/No Adverse Comment
Appendix III	Recommended Advisory Clauses
Drawings A-1 and A-2	Layout Plans
Plan A-1a	Location Plan
Plan A-1b	Previous Application Plan
Plan A-2	Site Plan

**PLANNING DEPARTMENT
FEBRUARY 2026**