

RNTPC Paper No. A/NE-KTS/572
 For Consideration by
 the Rural and New Town
 Planning Committee
 on 27.3.2026

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

Application No. A/NE-KTS/572

1. <u>Proposal</u>	
Applicant	Ms. CHAN Kwai Yung represented by R-riches Property Consultants Limited
Site (Plan A-1)	Lot 3335 S.BF in D.D. 91, Lin Tong Mei, Kwu Tung South
Site Area	About 160m ²
Zoning and Outline Zoning Plan (OZP) No.	“Village Type Development” (“V”) zone on the approved Kwu Tung South OZP No. S/NE-KTS/22
Application	Renewal of Planning Approval for Temporary Shop and Services for a Period of Five Years
Site Context and the Current Proposal	The application site (the Site) is accessible from Fan Kam Road via a local track (Plan A-1). According to the applicant, the Site involves one 2-storey structure (not exceeding 7m) with a total floor area of about 174m ² for shop and services, toilet, ancillary office and storage of goods. A septic tank is provided within the Site. The estimated maximum number of visitors per day is not more than 8 and the estimated number of staff is 2. One private car parking space is provided at the Site and no goods vehicles exceeding 5.5 tonnes is allowed to access the Site. The operation hours are between 9:00 a.m. to 7:00 p.m. daily. The layout plan submitted by the applicant is at Drawing A-1 .
Last Previous Relevant Application	Application No. A/NE-KTS/495 approved on 14.5.2021 for a period of five years until 14.5.2026, which was submitted by the same applicant for the same use at the same Site. (Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_NE-KTS_495/A_NE-KTS_495_MainPaper.pdf for details of the last previous relevant application)
Justifications from the Applicant (Appendices I)	(a) The applied use is to cater for high local demand for vehicle products. (b) The applied use is temporary in nature and will not frustrate the long-term planning intention of the “V” zone. (c) The applicant has complied with all the approval conditions under the previous application (No. A/NE-KTS/495). The applicant will submit updated drainage condition records and Certificate of Fire Service Installation (FSI) and Equipment (FS 251) upon obtaining

	<p>planning permission. All drainage facilities and FSI at the Site will be properly maintained.</p> <p>(d) The applied use is compatible with the surrounding environment which mainly comprises hobby farm, unused/vacant land and residential dwellings.</p> <p>(e) No adverse traffic impact is anticipated. The applicant will strictly follow relevant government guidelines and ordinances to minimise adverse environmental impacts and nuisance to the surrounding area.</p>
Compliance with the “Owner’s Consent/Notification” Requirements ¹	The applicant is the current land owner.

2. Planning Considerations and Assessments				
	Criteria	Yes	No	Remarks
(a)	<p>In line with TPB PG No. 34D² 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 in line with the planning intention of the “V” zone, the vehicle product store could meet the local demand. Besides, the District Lands Officer/North has no objection to the application and advises that no Small House application has been approved at the Site. Approval of the application on a temporary basis of five years would not jeopardise the long-term planning intention of the “V” zone.</p>
(b)	Any other relevant considerations (e.g. minor		✓	

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

	change in layout/development parameters)?			
(c)	Any adverse departmental comments?		✓	<p>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.</p> <p><u>PlanD's Assessments</u> To address the technical requirements of concerned government departments, relevant approval conditions are recommended in paragraph 4 below, and the applicant will also be advised to follow the 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' to minimise any potential environmental nuisance caused by the applied use.</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 five years, and be renewed from 15.5.2026 to 14.5.2031. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period; and
- if the above planning conditions (a) or (b) is not complied with during the planning approval period, the approved hereby given shall cease to have effect and shall 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 with attachments received on 12.2.2026
Appendix Ia	Further Information received on 23.3.2026 (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	Site Layout Plan
Plan A-1	Location Plan with Similar Applications
Plan A-2	Site Plan

**PLANNING DEPARTMENT
MARCH 2026**