

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

Application No. A/NE-TK/853

1. <u>Proposal</u>	
Applicant	Ms. YE Na represented by Mr. HUI Kwan Yee
Site (Plan A-1a)	Lots 1340 (Part) and 1366 in D.D. 17, Lo Tsz Tin, Tai Po
Site Area	About 175.9m ²
Zoning and Outline Zoning Plan (OZP) No.	“Recreation” (“REC”) zone on the approved Ting Kok OZP No. S/NE-TK/19
Application	Renewal of Planning Approval for Temporary Shop and Services (Store) for a Period of Three Years
Site Context and the Current Proposal	The application site (the Site) is accessible via a local track leading to Ting Kok Road (Plan A-2). According to the applicant, the applied use comprises three single-storey structures with a height of not more than 3.96m, providing a total floor area of about 55.29m ² for reception/kiosk, office and storage uses. The remaining uncovered area is reserved for circulation purpose. The operation hours are from 8:00 a.m. to 8:00 p.m. daily. The layout plan submitted by the applicant is shown in Drawing A-1 .
Last Previous Relevant Application ¹	Application No. A/NE-TK/760 approved on 31.3.2023 for a period of three years until 31.3.2026, 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-TK_760_A/A_NE-TK_760_A_MainPaper.pdf for details of the last previous relevant application)
Justifications from the Applicant (Appendices I to Id)	(a) The renewal application intends to allow the restoration of a store covered by the approved planning application No. A/NE-TK/760, as the store was previously operated for about one year since the

¹ Four previous relevant applications include No. A/NE-TK/442, 523, 666 and 760, which were all for temporary shop and services use. Among which, applications No. A/NE-TK/442, 666 and 760 were approved by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board between 2013 and 2023. The remaining application No. A/NE-TK/523 was rejected by the Committee for the reasons of failing to demonstrate that the proposed use was in compliance with the planning intention of the “REC” zone; and there were no adverse environmental and landscape impacts on the surrounding areas.

	<p>permission was granted in 2023 and subsequently the operation was temporarily suspended². The structures within the Site are currently vacant.</p> <p>(b) The applicant is committed to strictly adhere to the approved scheme under planning application No. A/NE-TK/760 without encroachment onto areas outside the Site, and to remove additional existing structures concerned by the Lands Department (LandsD) within three months upon approval of the current renewal application.</p> <p>(c) The applicant has complied with the approval conditions under planning application No. A/NE-TK/760, and will continue to follow the complied approval conditions.</p> <p>(d) Liaison with the land owner of Lot 1340 in D.D. 17 has been completed, and application for Short Term Tenancy for the applied use will be submitted to LandsD.</p>
Compliance with the “Owner’s Consent/ Notification” requirements ³	The applicant is one of the current land owners, and has notified another current land owner by posting site notice at the Site and sending notice to Tai Po Rural Committee.

2. <u>Planning Considerations and Assessments</u>				
	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
(a)	<p>In line with TPB PG No. 34D⁴, 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>	✓		While the applied use is not entirely in line with the planning intention of the “REC” zone, it could provide retail services to the local residents and visitors, and there is currently no known development proposal for the Site. Approval of the

² The Site was once occupied by a veterinarian clinic in 2024 without valid planning permission, but the veterinarian clinic had ceased operation in end-2025.

³ 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.

⁴ TPB Guidelines No. 34D on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development.

	<p>iii. all the time-limited approval conditions under the previous approval have been complied with; and</p> <p>iv. the three-year approval period sought does not exceed the duration of the last approval.</p>			<p>application on a temporary basis would not frustrate the long-term planning intention of the “REC” zone.</p>
(b)	Any other relevant considerations (e.g. minor 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>
(d)	Public comments received during statutory publication period	✓		<p>Total: 2</p> <ul style="list-style-type: none"> - No objection: 1 - Object/adverse comment: 1 (Appendix III) <p><u>Adverse comment</u></p> <ul style="list-style-type: none"> • The applicant provides false information, since the Site is currently occupied by a veterinarian clinic instead of recreational use (from an individual). <p><u>Responses</u></p> <ul style="list-style-type: none"> • The applicant is committed to strictly adhere to the approved scheme under planning application No. A/NE-TK/760, which is the same as the submitted scheme under the current application. Relevant advisory clause is recommended at paragraph 4 below (Appendix IV) that immediate action should be taken to discontinue any use(s)

				not covered by the planning permission, should the Committee approve the application. If any non-conformity with the approved scheme is not rectified, the case may be referred to the Central Enforcement and Prosecution Section of Planning Department for investigation of any unauthorized development under the Town Planning Ordinance.
--	--	--	--	--

3. <u>Planning Department's View</u>
<ul style="list-style-type: none"> • <u>No objection</u> to the application.

4. <u>Decision Sought</u>
<ul style="list-style-type: none"> • 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 <u>1.4.2026 to 31.3.2029</u>. The following conditions of approval and advisory clauses are suggested for Members' reference: <u>Approval Conditions</u> <ol style="list-style-type: none"> (a) 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 <u>1.7.2026</u>; (b) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period; (c) 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 <u>1.1.2027</u>; (d) if any of the above planning condition (a) or (c) 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 (e) if the above planning condition (b) 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.

Advisory clauses

The Recommended Advisory Clauses are at **Appendix IV**.

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

Attachments

Appendix I	Application Form with attachments received on 11.2.2026
Appendix Ia	Supplementary Information received on 16.2.2026
Appendix Ib	Further Information (FI) received on 12.3.2026 (accepted and exempted from publication and recounting requirements)
Appendix Ic	FI received on 16.3.2026 (accepted and exempted from publication and recounting requirements)
Appendix Id	FI received on 19.3.2026 (accepted and exempted from publication and recounting requirements)
Appendix II	Government Departments with No Objection/No Adverse Comment
Appendix III	Public Comments
Appendix IV	Recommended Advisory Clauses
Drawing A-1	Layout Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan

**PLANNING DEPARTMENT
MARCH 2026**