

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

Application No. A/TM-LTYYY/511

1. <u>Proposal</u>	
Applicant	Roosendall International Investment Limited
Site (Plan A-1)	Lot 694 S.L RP in D.D. 130 and adjoining Government Land (GL), Lam Tei, Tuen Mun
Site Area	About 41.01m ² (including GL of about 9.7m ² (about 23.7%))
Zoning and Outline Zoning Plan (OZP) No.	<p>“Village Type Development” (“V”) zone [<i>Restricted to a maximum building height of 3 storeys (8.23m)</i>]</p> <p>on the approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTYYY/14 (<i>currently in force</i>)</p> <p>Draft Lam Tei and Yick Yuen OZP No. S/TM-LTYYY/13 (<i>at the time of submission</i>)</p> <p>[<i>the zoning and development restrictions for the application site (the Site) remain unchanged on OZP No.S/TM-LTYYY/14</i>]</p>
Application	Renewal of Planning Approval for Temporary Office for a Period of 3 Years
Site Context and the Current Proposal	The Site is accessible via Lam Tei Main Street (Plan A-2). According to the applicant, the Site involves a single-storey structure with a height of 3.8m and a floor area of about 41m ² for the applied use. The operation hours are from 8:00 a.m. to 9:00 p.m. daily (i.e. including Sundays and public holidays). The lot index plan and layout plan submitted by the applicant are at Drawings A-1 and A-2 respectively.
Last Previous Relevant Application ¹	<p>Application No. A/TM-LTYYY/452 approved on 5.5.2023 for a period of three years until 26.5.2026, which was submitted by the same applicant for the same use at the same site.</p> <p>(Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A)</p>

¹ Six previous relevant applications include No. A/TM-LTYYY/73, 75, 309, 334, 397 and 452 were all submitted by the same applicant as the current application. All the previous applications (including two renewals of temporary approval granted) were for the same use as the current application, except application No. A/TM-LTYYY/75 was for retail shop use.

	TM-LTYT 452/A TM-LTYT 452 MainPaper.pdf for details of the last previous relevant application)
Justifications from the Applicant (Appendices I and Ia)	<p>(a) the applicant would like to continue the office use at the Site in order to serve the customers and local villagers in Lam Tei who live nearby;</p> <p>(b) the development proposal, parameters, layout and use are the same as those under previous application No. A/TM-LTYT/452; and</p> <p>(c) no use of vehicle would be involved in the operation of the office and large pedestrian flow is not anticipated. No adverse impact in terms of traffic and pedestrian flow on the surrounding environment is envisaged.</p>
Compliance with the “Owner’s Consent/Notification” requirements ²	The applicant is the current land owner.

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>	✓		While the applied use is not entirely in line with the planning intention of the “V” zone, there is no Small House application involving the Site. The applied use could provide office use to meet any such demand in the area. Approval of the application on a temporary basis for a period of three years would not jeopardise the long-term

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.

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>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>			planning intention of the “V” zone.
(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).</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.</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 27.5.2026 to 26.5.2029. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval Conditions

- a minimum horizontal clearance of 500mm from Lam Tei Main Street shall be maintained at all time during the planning approval period to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;

- (c) the submission of a condition record of the existing drainage facilities on the site within **3** months from the date of commencement of the renewal planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **27.8.2026**;
- (d) if any of the above planning conditions (a) or (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; and
- (e) if the above planning condition (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.

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 6.2.2026
Appendix Ia	Supplementary Information received on 11.2.2026
Appendix II	Government Departments with No Objection / No Adverse Comment
Appendix III	Recommended Advisory Clauses
Drawing A-1	Lot Index Plan
Drawing A-2	Layout Plan
Plan A-1	Location Plan
Plan A-2	Site Plan

**PLANNING DEPARTMENT
MARCH 2026**