

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

Application No. A/YL-KTS/1120

1. <u>Proposal</u>	
Applicant	Creative Pro Advertising Produce Limited represented by Hui Kwan Yee
Site (Plan A-1)	Lot 1638 RP (Part) in D.D. 106 and Adjoining Government Land, Yuen Kong, Kam Tin South, Yuen Long
Site Area	About 642.21m ²
Zoning and Outline Zoning Plan (OZP) No.	“Agriculture” (“AGR”) (513.8m ² /80%) and “Residential (Group C)1” (“R(C)1”) (128.4m ² /20%) zones on the approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 <i>[“R(C)1” zone subject to maximum plot ratio of 0.4 and maximum building height of 3 storeys (9m) restrictions]</i>
Application	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of Three Years
Site Context and the Current Proposal	The application site (the Site) abuts Kam Sheung Road (Plan A-2). According to the applicant, the applied use involves ten single-storey structures (not more than 2.44m in height) with a total floor area of about 249.71m ² for office, toilet, pantry, store room, electricity meter room and shelter uses. Two parking spaces for private cars are provided at the Site. The operation hours are from 10:00 a.m. to 8:00 p.m. daily, including Sundays and public holidays. The layout plan submitted by the applicant is at Drawing A-1 .
Last Previous Relevant Application ¹	Application No. A/YL-KTS/955 approved on 21.4.2023 for a period of three years until 24.4.2026, which was submitted by the same applicant for the same use at the same site with the same development parameters and layout.

¹ The Site is involved in eight previous applications No. A/YL-KTS/497, 604, 608, 649, 704, 729, 845 and 955. Except A/YL-KTS/604 for proposed temporary private garden ancillary to temporary real estate agency for a period of 3 years which was rejected by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board in 2023, the remaining seven applications for the same use as the current application was approved by the Committee between 2010 and 2023.

	(Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_YL-KTS_955/A_YL-KTS_955_MainPaper.pdf for details of the last previous relevant application)
Justifications from the Applicant (Appendices I)	The real estate agency has been operating for ten years and the current application is for renewal of the last approval under application No. A/YL-KTS/955. All the approval conditions under the last approved application have been complied with.
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)	In line with TPB PG No. 34D ³ , including: <ul style="list-style-type: none"> 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); ii. no adverse planning implications arising from the renewal of the planning approval (e.g. pre-emption of planned permanent development); iii. all the time-limited approval conditions under the previous approval have been complied with; and iv. the 3-year approval period sought does not exceed the duration of the last approval. 	✓		Whilst the applied use is not in line with the planning intentions of the “AGR” and “R(C)1” zones, the Director of Agriculture, Fisheries and Conservation has no strong view on the application from agricultural perspective and there is also no known development programme involving the Site in the “R(C)1” portion.

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](#)).

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

(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), except the District Officer/Yuen Long, Home Affairs Department (DO/YL, HAD) who conveys adverse local comments⁴ as summarised below:</p> <p>The villagers of Yuen Kong Tsuen object to the application mainly on the grounds that applied use will attract outsiders that creates safety concern; and the applied use will induce traffic and drainage impacts.</p> <p><u>PlanD's Assessments</u></p> <p>Regarding local objection conveyed by DO/YL, HAD, the Commissioner for Transport and Chief Engineer/Mainland North, Drainage Service Department have no objection to the application from traffic and drainage perspectives.</p> <p>To address the technical requirements of 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 any potential environmental nuisance caused by the applied use.</p>
(d)	Public comment received during statutory publication period	✓		<p>Total: 1 - Adverse/object comment: 1 (Appendix III)</p> <p><u>Objection comment</u></p> <p>Villagers of Yuen Kong Tsuen</p> <ul style="list-style-type: none"> • Object to the application with the same grounds conveyed by DO/YL, HAD as summarised in paragraph 2 (c) above.

⁴ The submission is recorded as a public comment received during the statutory public inspection period.

				<p><u>Responses</u></p> <ul style="list-style-type: none"> Planning assessments and departmental comments in paragraphs 2(a) and 2(c) above are relevant.
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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 3 years, and be renewed from 25.4.2026 to 24.4.2029. The following conditions of approval and advisory clauses are 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 submission of a revised 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 25.7.2026;
- the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- 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; and
- 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 with Attachments and Supplementary Information received on 6.3.2026 and 13.3.2026 respectively
Appendix Ia	Further Information received on 9.4.2026 (accepted and exempted from publication and recounting requirements)
Appendix II	Government Departments with No Objection / No Adverse Comment
Appendix III	Public Comment Received During Statutory Publication Period

Appendix IV	Recommended Advisory Clauses
Drawing A-1	Layout Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Location Plan with Previous Applications
Plan A-2	Site Plan

**PLANNING DEPARTMENT
APRIL 2026**