

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/I-TCV/30

- Applicant** : 長盛興業貿易有限公司 represented by M&D Planning and Construction Consultant Limited
- Site** : Lots 1386 R.P., 1387 and 1395 R.P. in D.D.1 TC, Tung Chung Valley, Lantau Island
- Site Area** : About 695.48m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Tung Chung Valley (TCV) Outline Zoning Plan (OZP) No. S/I-TCV/3
- Zoning** : “Village Type Development” (“V”)
[restricted to a maximum building height of 3 storeys (8.23m)]
- Application** : Temporary Shop and Services (Vegetable and Grocery Store) with Ancillary Office and Storage Use for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary shop and services (vegetable and grocery store) with ancillary office and storage use for a period of three years at the application site (the Site), which falls within an area zoned “V” on the OZP (**Plan A-1**). According to the Notes of the OZP for “V” zone, ‘Shop and Services’ (being not on the ground floor of a New Territories Exempted House (NTEH)), which is a Column 2 use, requires planning permission from the Town Planning Board (the Board). The Site is currently partly covered by temporary structures and used for the applied use without valid planning permission (**Plans A-4a to A-4b**).
- 1.2 The Site is accessible from Tung Chung Road via a local track (**Plan A-1**). According to the applicant, the shop and services use comprises three converted containers, two metal-frame shelters and a portable toilet with heights ranging from 2.62m to 5m with a total floor area of about 424.4m² for retail of vegetables and groceries, vegetable storage, office, staff room and portable toilet. These structures are largely covered by a metal canopy. An existing septic tank and soakaway system are located at the southwestern part of the Site.

The layout plan and the fire service installations (FSIs) proposal submitted by the applicant are at **Drawings A-1** and **A-2** respectively.

- 1.3 With reference to the submissions, the proposed operation hours would be from 8:00 a.m. to 6:00 p.m. daily (including public holidays). No car parking or loading/unloading space will be provided and no vehicles would be allowed to enter the Site. Vegetables and groceries will be unloaded at the Mun Tung Estate Public Carpark (about 500m to the northeast of the Site) and transported to the Site via trolleys (**Plan A-1**).
- 1.4 The Site is the subject of a previous application No. A/I-TCV/20 for the same use submitted by the same applicant, which was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 14.10.2022 (details in paragraph 5 below). The planning permission lapsed on 14.10.2025. Compared with the last application, the current application remains unchanged in terms of the use, site area, layout, and operational arrangement.
- 1.5 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with attachments received on **(Appendix I)** 17.3.2026
 - (b) Supplementary Information (SI) received on **(Appendix Ia)** 19.3.2026
 - (c) Further Information (FI) received on 13.4.2026* **(Appendix Ib)**
 - (d) FI received on 14.4.2026* **(Appendix Ic)**
 - (e) FI received on 17.4.2026* **(Appendix Id)**
 - (f) FI received on 20.4.2026* **(Appendix Ie)**
 - (g) FI received on 22.4.2026* **(Appendix If)**
- *accepted and exempted from publication and recounting requirements*

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form, SI and FIs at **Appendices I to If**. They can be summarized as follows:

- (a) the applied use is in line with the planning intention of “V” zone. It is temporary in nature and will not jeopardize the long-term planning intention;
- (b) the applied use will not set an undesirable precedent as it had been approved by the Committee before. All approval conditions of the previous application had been discharged and Short Term Waiver (STW) was granted by the Lands Department and the fee had been paid;
- (c) as the staff handling administration tasks have left the company, the applicant missed the windows for submitting renewal application. The current application should be considered on a special circumstance as it is not a new use;

- (d) the applicant is the land owner of the concerned lots, and can provide vegetables and groceries at affordable price to the surrounding villagers;
- (e) the applied use is not incompatible with the surrounding environment and there will be no adverse impact on the local environment and characters. Septic tank and soakaway system would be provided within the Site to handle wastewater generated from the business at the Site; and
- (f) no vehicles would be required for access to the Site or its adjacent area for loading/unloading. The operation would not cause adverse traffic impact. Loudspeakers would not be used in order to minimise noise impacts on the surroundings.

3. **Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is the sole “current land owner” of the Site. Detailed information would be deposited at the meeting for Members’ inspection.

4. **Background**

The Site is not subject to any active planning enforcement action.

5. **Previous Application**

5.1 The Site is the subject of a previous application No. A/I-TCV/20 submitted by the same applicant for the same use, which was approved by the Committee with conditions on a temporary basis for three years on 14.10.2022 mainly on the grounds that approval of the application on a temporary basis would not frustrate the long-term planning intention of the “V” zone; the proposed use was not incompatible with the surrounding environment and land uses; the relevant government departments consulted generally had no adverse comment or their concerns could be addressed by approval conditions. All of the approval conditions of the planning permission including the submission and implementation of drainage proposal and FSIs proposal had been complied with. The planning permission lapsed on 14.10.2025. Compared with the last application, the current application remains unchanged as mentioned in paragraph 1.4 above.

5.2 Details of the previous application are summarised at **Appendix II** and its location is shown on **Plan A-1**.

6. **Similar Application**

There is a similar application No. A/I-TCV/17 involving temporary shop and services (vegetable and grocery store) partly within the same “V” zone (about 70%) and partly within “Residential (Group C)2” zone (about 30%), which was approved with conditions by the Committee in 2021 on similar considerations as mentioned in

paragraph 5.1 above. Details of similar application are summarized at Appendix II and its location is shown on Plan A-1.

7. The Site and Its Surrounding Areas (Plans A-1 and A-2, Aerial Photo on Plan A-3 and Site Photos on Plans A-4a and A-4b)

7.1 The Site is:

- (a) accessible from Tung Chung Road via a local track to its east; and
- (b) currently used for the applied use without valid planning permission.

7.2 The surrounding areas are:

- (a) predominantly rural in character, comprising village houses, orchards, converted containers storage, open storage, vehicle parking areas, temporary works areas and vacant land;
- (b) to the north is the planned Road L29 which is currently under construction; and
- (c) the village cluster of Shek Lau Po Village is located to its further south and southwest whereas Mun Tung Estate and the village clusters of Wong Ka Wai and Lung Tseng Tau are located at its further northeast.

8. Planning Intention

The planning intention of the “V” zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a NTEH. Other commercial, community and recreational uses may be permitted on application to the Board.

9. Comments from Relevant Government Departments

All the government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses are provided in **Appendices III** and **IV** respectively.

10. **Public Comment Received During Statutory Publication Period**

On 24.3.2026, the application was published for public inspection. During the statutory public inspection period, no public comment was received.

11. **Planning Considerations and Assessments**

- 11.1 The application is for temporary shop and services (vegetable and grocery store) with ancillary office and storage use for a period of three years at the Site which is zoned “V” (**Plan A-1**). Whilst the applied use is not in line with the planning intention of the “V” zone, according to the applicant, it is intended to serve surrounding villagers. The District Lands Officer/Islands, Lands Department advises that there is no Small House application approved or under processing at the Site. It is considered that approving the application on a temporary basis for three years would not jeopardise the long-term planning intention of the “V” zone.
- 11.2 The applied use is considered not incompatible with the surrounding areas which are predominately rural in character comprising village houses, orchards, converted containers storage, open storage, vehicle parking areas, temporary works areas and vacant land.
- 11.3 Relevant government departments consulted, including the Director of Fire Services, Chief Engineer/Hong Kong & Islands of Drainage Services Department and Director of Environmental Protection have no objection to or no adverse comment on the application. To address the technical requirements of the concerned departments, relevant approval conditions are recommended in paragraph 12.2 below.
- 11.4 The Site is the subject of an approved previous application for the same use as detailed in paragraph 5.1 above. Approval of the current application is in line with the Committee’s previous decision.

12. **Planning Department’s Views**

- 12.1 Based on the assessments made in paragraph 11 above, the Planning Department has no objection to the application.
- 12.2 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 until 8.5.2029. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (b) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **8.8.2026**;
- (c) the implementation of the accepted fire service installations proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **8.2.2027**;
- (d) if the above planning condition (a) 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 any of the above planning condition (b) 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.

Advisory clauses

The recommended advisory clauses are attached at **Appendix IV**.

- 12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the applied use is not in line with the planning intention of the "Village Type Development" zone which is intended for development of Small Houses by indigenous villagers. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. Attachments

Appendix I	Application Form with attachments received on 17.3.2026
Appendix Ia	SI received on 19.3.2026
Appendix Ib	FI received on 13.4.2026
Appendix Ic	FI received on 14.4.2026
Appendix Id	FI received on 17.4.2026
Appendix 1e	FI received on 20.4.2026
Appendix 1f	FI received on 22.4.2026
Appendix II	Previous and Similar Applications
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Drawing A-1	Layout Plan
Drawing A-2	Fire Service Installations Proposal
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-b	Site Photos

**PLANNING DEPARTMENT
MAY 2026**