

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

Application No. A/ST/1049

1. <u>Proposal</u>	
Applicant	Ferticore Industries Limited represented by KTA Planning Limited
Site (Plan A-1)	Room 08, 10/F, Shing Chuen Industrial Building, No. 25-27 Shing Wan Road, Sha Tin
Floor Area	About 93.98m ²
Zoning and Outline Zoning Plan (OZP) No.	“Industrial” (“I”) on the draft Sha Tin OZP No. S/ST/39
Application	Renewal of Planning Approval for Temporary Back Office for a Period of Three Years
Site Context and the Current Proposal	The application premises (the Premises), which is currently used as an office, is located on 10/F of Shing Chuen Industrial Building bounded by Shing Hing Street, Shing Chuen Road and Shing Wan Road in the Tai Wai Industrial Area (TWIA) (Plan A-2). The layout plan submitted by the applicant is shown on Drawing A-1 .
Last Previous Relevant Application ¹	Application No. A/ST/1018 approved with a condition on 23.6.2023 for a period of three years until 22.6.2026, which was submitted by the same applicant for the same use with the same internal layout. (Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_ST_1018/A_ST_1018_MainPaper.pdf for details of the last previous relevant application)
Justifications from the Applicant (Appendices I and Ia)	(a) There has been no material change in planning circumstances and surrounding land uses since the previous approval;

¹ There are three previous relevant applications No. A/ST/921, 985 and 1018 submitted by the same applicant for the same use at the same premises.

	<p>(b) the extension period of three years under the application is considered reasonable as it will not jeopardize the long-term planning intention of industrial use in the area;</p> <p>(c) the approval condition attached to the previous permission in relation to effective maintenance of the fire service installations (FSIs) has been complied with. The FSIs are up-to-standard and well-maintained;</p> <p>(d) there are no adverse impacts in terms of fire safety, environment and traffic aspects arising from the applied use; and</p> <p>(e) the subject industrial building, where the Premises is located, with adequate facilities and good accessibility, is considered an appropriate location for the applied use, supporting the manufacturing industries in TWIA.</p>
Compliance with the “Owner’s Consent/ Notification” requirements ²	The applicant is the sole “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: <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>	✓		The subject “I” zone is intended to reserve land primarily for general industrial uses to ensure adequate supply of industrial floor space to meet demand from production-oriented industries, where office use may be permitted on application to the Town Planning Board (the Board). There has been no material change in the planning circumstances and surrounding land uses since the granting of the last temporary approval by the Rural and New Town Planning Committee (the Committee) of the Board on 23.6.2023. A valid Certificate of FSI and Equipment (FS251) was submitted by

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](#)). 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>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 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>the applicant to support the application (Appendix Ia). The Director of Fire Services (D of FS) has no in principle objection to the application, provided that the existing FSIs and equipment at the Premises are maintained in efficient working order at all times.</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).</p> <p>To address D of FS' concern about maintaining the efficient working order of FSIs, it is recommended that the previous approval condition be retained, as set out in paragraph 4 below. Advisory clauses are also recommended at Appendix III.</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 23.6.2026 until 22.6.2029. The following approval condition and advisory clauses are suggested for Members' reference:

Approval Condition

The existing fire service installations implemented at the application premises shall be maintained in efficient working order at all times during the planning approval period.

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 received on 21.4.2026
Appendix Ia	Supporting Planning Statement
Appendix II	Government Departments with No Objection / No Adverse Comment
Appendix III	Recommended Advisory Clauses
Drawing A-1	Layout Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Site Photos

**PLANNING DEPARTMENT
JUNE 2026**