

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

Application No. A/YL-KTS/1128

1. Proposal	
Applicants	Messrs. YEUNG Woon Ki and YEUNG Kwok Wah (Managers of Yeung Sz Ki Tso)
Site (Plan A-1)	Lot 1488 RP in D.D. 106, Yuen Kong Tsuen, Kam Tin South, Yuen Long
Site Area	About 435.6m ²
Zoning and Outline Zoning Plan (OZP) No.	“Agriculture” (“AGR”) (239.6m ² /55%) and “Village Type Development” (“V”) (196m ² /45%) zones on the approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15 [“V” zone subject to maximum building height of 3 storeys (8.23m)]
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 applicants, the applied use involves two one to two-storey structures (not more than 4m in height) with a total floor area of about 210.4m ² for office, storage room and car parking uses. Four parking spaces for private cars are provided at the Site. The operation hours are from 9:00 a.m. to 7:00 p.m. daily. The layout plan submitted by the applicant is at Drawing A-1 .
Last Previous Relevant Application ¹	Application No. A/YL-KTS/961 approved on 23.6.2023 for a period of three years until 23.6.2026, which was submitted by the same applicants for the same use at the same site with the same development parameters and layout. (Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_

¹ The Site is involved in five previous applications (No. A/YL-KTS/513, 619, 742, 846 and 961) for the same applied use as the current application (including three for renewal of planning permissions granted). All applications were approved by the Rural and New Town Planning Committee of the Town Planning Board between 2010 and 2023.

	YL-KTS 961/A YL-KTS 961 MainPaper.pdf for details of the last previous relevant application)
Justifications from the Applicant (Appendices I)	(a) The Site has been used as a real estate agency for more than 10 years and there is no major change in the surrounding environment. The applicant will comply with all requirements and advisory comments of relevant government departments. (b) The applied use will not result in adverse traffic, environmental and drainage impacts on the surrounding areas. In support of the application, the applicant has submitted a set of FS.251 certificates.
Compliance with the “Owner’s Consent/Notification” requirements ²	The applicants are 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: <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 	✓		Whilst the applied use is not in line with the planning intentions of the “AGR” and “V” zones, the Director of Agriculture, Fisheries and Conservation has no strong view on the application from agricultural perspective; and the District Lands Officer/Yuen Long of Lands Department has no adverse comment on the application and advises that no Small House application has been approved or currently under processing at the Site. Approval of the application on a temporary basis for a period of three years would not jeopardise the long-term planning intentions of the “AGR” and “V” zones.

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.

	approval.			
(b)	Any other relevant considerations (e.g. minor change in layout/development parameters)?		✓	Nil
(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 in paragraph 4 below</p> <p><u>PlanD's Assessments</u></p> <p>To address the technical requirements of concerned government departments and to uphold the planning intention of the "AGR" zone, relevant approval conditions are recommended in paragraph 4 below, and the applicant will also be advised to follow the latest 'Code of Practice on Handling 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		✓	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 3 years, and be renewed from 24.6.2026 to 23.6.2029. The following conditions of approval and advisory clauses are 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 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 24.9.2026;

- (c) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (d) 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;
- (e) 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; and
- (f) upon expiry of the planning permission, the reinstatement of the “AGR” portion of the site, including the removal of hard paving and fill materials and grassing of the site to the satisfaction of the Director of Planning or of the Town Planning Board.

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 28.4.2026 and 4.5.2026 respectively
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 with Similar Applications
Plan A-2	Site Plan

**PLANNING DEPARTMENT
JUNE 2026**