

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

Application No. A/TM-SKW/143

1. <u>Proposal</u>	
Applicant	Mr. CHAN Yun Ping Danny
Site (Plan A-1)	Lot 638 RP in D.D. 375, So Kwun Wat, Tuen Mun, New Territories
Site Area	About 59.5m ²
Zoning and Outline Zoning Plan (OZP) No.	“Village Type Development” (“V”) zone <i>[restricted to a maximum building height of 3 storeys (8.23m), except for those developments/uses specified in the Notes]</i> on the approved So Kwun Wat OZP No. S/TM-SKW/15 <i>(currently in force and at the time of submission)</i>
Application	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years
Site Context and the Current Proposal	The application site (the Site) is accessible via So Kwun Wat Road (Plan A-1). According to the applicant, the applied use involves a single-storey container converted structure (not more than 2.45m in height) with a floor area of about 7.5m ² . The operation hours are from 10:00 am to 7:00 pm daily. The layout plan submitted by the applicant is at Drawing A-1 .
Last Previous Relevant Application ¹	Application No. A/TM-SKW/119 approved on 19.5.2023 for a period of 3 years until 1.9.2026, which was submitted by the same applicant for the same use at the same site with the same layout and development parameters. (Please refer to https://www.tpb.gov.hk/uploads/page/meetings/

¹ The Site was involved in three previous applications (No. A/TM-SKW/98, 108 and 119) for the same applied use and submitted by the same applicant as the current application (including two for renewal of planning permissions granted), approved by the Rural and New Town Planning Committee of the Town Planning Board between 2017 and 2023.

	RNTPC/A TM-SKW 119/A TM-SKW 119 MainPaper.pdf for details of the last previous relevant application.)
Justifications from the Applicant (Appendices I and Ia)	(a) The real estate agency will continue to serve the residents in So Kwun Wat. (b) There is no change in the applied use, development parameters and site layout.
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: 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 entirely in line with the planning intention of the “V” zone, it could serve the local villagers. Besides, the District Lands Officer/Tuen Mun of Lands Department has no objection to the application and advises there is no Small House application approved or under processing at the Site. Approval of the application on a temporary basis would not frustrate the long-term planning intention of the “V” zone.
(b)	Any other relevant considerations (e.g. minor change in layout/development)		✓	Nil.

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.

	parameters)?			
(c)	Any adverse departmental comments?		✓	Relevant government departments consulted have no objection to or no adverse comment on the application (Appendix II). <u>PlanD's Assessment</u> To address the technical requirements of the concerned departments, relevant advisory clauses are recommended at Appendix III.
(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 2.9.2026 to 1.9.2029. The following advisory clauses are suggested for Members' reference:

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 19.5.2026
Appendix Ia	Further Information received on 24.6.2026
Appendix II	Government Bureau/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

PLANNING DEPARTMENT
JULY 2026