

RNTPC Paper No. A/NE-KTS/579  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 14.8.2026

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

**Application No. A/NE-KTS/579**

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| <b>1. <u>Proposal</u></b>                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Applicant                                       | Empire Famous Limited represented by KJL Limited                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Site ( <b>Plan A-1</b> )                        | Various Lots in D.D. 100 and adjoining Government Land (GL), Ying Pun, Kwu Tung South                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Site Area                                       | About 16,710.2m <sup>2</sup> (including GL about 3,232.6m <sup>2</sup> (about 19.3%))                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Zoning and Outline Zoning Plan (OZP) No.        | <p>“Recreation” (“REC”) zone on the approved Kwu Tung South OZP No. S/NE-KTS/22</p> <p><i>[Residential development at “REC” zone restricted to a maximum plot ratio of 0.2 and a maximum building height (BH) of 6 storeys (6m)]</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Application                                     | Renewal of Planning Approval for Temporary Godown with Ancillary Office and Staff Quarters Use for a Period of Three Years                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Site Context and the Current Proposal           | <p>The application site (the Site) is accessible from Fan Kam Road via a local track (<b>Plans A-1 and A-2</b>). According to the applicant, the applied use involves 14 existing 1 to 2-storey structures with BHs ranging from 2.9 to 11.2m and a total floor area of about 8,452m<sup>2</sup> (including 8,170m<sup>2</sup> of non-domestic floor area and 282m<sup>2</sup> of domestic floor area) for godown, ancillary site office, staff quarters and fire facilities. The godowns are for storage of non-dangerous goods and the operation will not involve industrial and workshop activities. No heavy goods vehicles, including container tractors/trailers, will be used for transportation of goods. Eight private car parking spaces and 20 loading/unloading spaces are provided at the Site. Existing traffic improvement measures, including (i) a 7.3m wide ingress/egress is provided to enhance vehicles manoeuvring entering and leaving the Site; and (ii) a 1.5m wide footpath is provided at the south-eastern corner of the Site to improve pedestrian safety, would be maintained. All 77 existing trees within the Site will be retained. The operation hours are between 8:00 a.m. and 6:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays. The layout plan submitted by the applicant is at <b>Drawing A-1</b>.</p> |
| Last Previous Relevant Application <sup>1</sup> | Application No. A/NE-KTS/527 approved on 25.8.2023 for a period of three years until 25.8.2026 which was submitted by one of the applicants of the last previous relevant application for the same use at the same site                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

<sup>1</sup> The Site, in part or in whole, is involved in eight previous relevant applications (No. A/NE-KTS/225, 240, 261, 305, 362, 449, 486 and 527) for temporary godown and ancillary office with or without staff quarters submitted by the current applicant (solely or as one of the applicants). All these applications were approved by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) between 2006 to 2020.

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|                                                                              | <p>with the same layout. The total and domestic floor area under this application has been slightly reduced from 8,486m<sup>2</sup> to 8,452m<sup>2</sup> (-34m<sup>2</sup>/-0.4%) and from 316m<sup>2</sup> to 282m<sup>2</sup> (-34m<sup>2</sup>/-11%) respectively.</p> <p>(Please refer to <a href="https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_NE-KTS_527_A/A_NE-KTS_527_A_MainPaper.pdf">https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_NE-KTS_527_A/A_NE-KTS_527_A_MainPaper.pdf</a> for details of the last previous relevant application)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Justifications from the Applicant ( <b>Appendices I and Ia</b> )             | <p>(a) The application is for renewal of the planning approval for the same use under the last previous relevant application No. A/NE-KTS/527 at the same site, but with reduction in total floor area mainly resulted from the reduction of covered area within the staff quarters area. The applied use was the subject of nine previous approved applications (eight of which were for temporary godown and ancillary office with or without staff quarters<sup>1</sup>), and all of the approval conditions of the last previous relevant application have been complied with.</p> <p>(b) The applied use on a temporary basis will not frustrate the long-term planning intention of the “REC” zone.</p> <p>(c) The applied use is not incompatible with the surrounding environment.</p> <p>(d) In support of the current application, the applicant has submitted the updated photographic records of existing drainage facilities, a fire service installations (FSIs) proposal (for existing FSI and proposed stand-alone fire detector) and the FS251 certificates. The applicant will continue to maintain the existing FSIs, drainage facilities on Site and the existing traffic improvement measures to enhance pedestrian safety committed under the previous relevant applications.</p> |
| Compliance with the “Owner’s Consent/Notification” Requirements <sup>2</sup> | The applicant is the sole “current land owner”.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

| <b>2. <u>Planning Considerations and Assessments</u></b> |                                                                                                                                                                                                                                                  |                   |                  |                                                                                                                                                                                                                                                                                                                                                                                                         |
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|                                                          | <b><u>Criteria</u></b>                                                                                                                                                                                                                           | <b><u>Yes</u></b> | <b><u>No</u></b> | <b><u>Remarks</u></b>                                                                                                                                                                                                                                                                                                                                                                                   |
| (a)                                                      | <p>In line with <a href="#">TPB PG-No. 34D</a><sup>3</sup>, including:</p> <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</p> | ✓                 |                  | <p>Whilst the applied use is not in line with the planning intention of the “REC” zone, as advised by the Director of Leisure and Cultural Services, there is no known development project or facility for recreation uses at the Site, and no facilities, venues or roadside amenity area under his purview would be affected due to the application at the Site. There is also no other long-term</p> |

<sup>2</sup> 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.

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

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|     | <p>surrounding areas);</p> <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 time-limited 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>development proposal involving the Site. Approval of the application on a temporary basis of three years would not jeopardise the long-term planning intention of the “REC” zone.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| (b) | Any other relevant considerations (e.g. minor change in layout/development parameters)?                                                                                                                                                                                                                                                                                                     | ✓ | <p>The current application involves a reduction in domestic floor area (-34m<sup>2</sup>/-11%) and total floor area (-34m<sup>2</sup>/-0.4%) mainly resulted from the reduction of covered area of the staff quarters area, which is regarded as a minor change.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| (c) | Any adverse departmental comments?                                                                                                                                                                                                                                                                                                                                                          | ✓ | <p>Relevant government departments consulted, except District Lands Officer/North, Lands Department (DLO/N, LandsD), have no objection to or no adverse comment on the application (<b>Appendix II</b>).</p> <p><u>Adverse Departmental Comments</u></p> <ul style="list-style-type: none"> <li>DLO/N, LandsD has adverse comments on the application in view of the unauthorised structures and illegal occupation of GL within the Site. The applicant should immediately rectify/regularise the lease breaches, and apply to DLO/N, LandsD for modification of the Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structures erected and the occupation of GL within the Site, except the structures for staff quarters.</li> <li>According to the prevailing land policy, no STW/STT applications for domestic purposes would be considered. The staff quarters cannot be accepted in the STW/STT applications.</li> </ul> <p><u>PlanD’s Assessments</u></p> <ul style="list-style-type: none"> <li>To address the technical requirements of concerned government departments, relevant</li> </ul> |

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|     |                                                             |   | <p>approval conditions are recommended in paragraph 4 below, and the applicant will also be advised to follow the revised '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> <ul style="list-style-type: none"> <li>Regarding DLO/N, LandsD's concern on the unauthorised structures erected and illegal occupation of GL within the Site, the applicant will be advised to liaise with LandsD on these land administration matters should the Committee approve the renewal application.</li> </ul> |
| (d) | Public comment received during statutory publication period | ✓ | During the statutory public inspection period, one public comment was received from a member of the North District Council indicating no comment on the application.                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

### 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 26.8.2026 to 25.8.2029. The following conditions of approval and advisory clauses are also suggested for Members' reference:

#### Approval Conditions

- no heavy goods vehicles exceeding 24 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, as proposed by the applicant, are allowed to/from the Site at any time during the planning approval period;
- the existing traffic improvement measures to enhance pedestrian safety shall be maintained at all times during the planning approval period;
- the existing drainage facilities should be properly maintained and rectified if found inadequate/ineffective during operation at all times during the planning approval period;
- the existing fire service installations implemented on the Site shall be maintained in efficient working order at all times during the planning approval period; and
- if the above planning conditions (a), (b), (c) or (d) is not complied with during the planning approval period, the approved hereby given shall cease to have effect and shall 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**

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| <b>Appendix I</b>   | Application Form with attachments received on 22.6.2026                                                                  |
| <b>Appendix Ia</b>  | Further Information received on 11.8.2026<br><i>(accepted and exempted from publication and recounting requirements)</i> |
| <b>Appendix II</b>  | Government Departments with No Objection / No Adverse Comment                                                            |
| <b>Appendix III</b> | Recommended Advisory Clauses                                                                                             |
| <b>Appendix IV</b>  | Public Comment Received During Statutory Publication Period                                                              |
| <b>Drawing A-1</b>  | Layout Plan                                                                                                              |
| <b>Plan A-1</b>     | Location Plan with Previous and Similar Applications                                                                     |
| <b>Plan A-2</b>     | Site Plan                                                                                                                |

**PLANNING DEPARTMENT**  
**AUGUST 2026**