

RNTPC Paper No. A/NE-KTS/580
For Consideration by
the Rural and New Town
Planning Committee
on 28.8.2026

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

Application No. A/NE-KTS/580

1. <u>Proposal</u>	
Applicant	Innolife HK Limited represented by R-riches Planning Limited
Site (Plan A-1)	Lot 1372 RP (Part) in D.D. 100, Tsiu Keng, Kwu Tung South
Site Area	About 631m ²
Zoning and Outline Zoning Plan (OZP) No.	“Agriculture” (“AGR”) zone on the approved Kwu Tung South OZP No. S/NE-KTS/22
Application	Renewal of Planning Approval for Temporary Place of Recreation, Sports and Culture (Horticultural Learning Centre) with Ancillary Eating Place and Associated Filling of Land for a Period of Three Years
Site Context and the Current Proposal	The application site (the Site) is accessible from Fan Kam Road via Tsiu Keng Road and a local track (Plan A-1). According to the applicant, the applied use involves six existing one-storey structures (about 3m to 5m in height) with a total gross floor area (GFA) of about 239m ² for horticultural learning rooms, office, rain shelter, washroom and ancillary eating place. About five staff will work at the Site and the estimated maximum number of visitors per day is 20. No parking or loading/unloading space is provided at the Site. A light goods vehicle is deployed for transportation of large items to the Site once a week, and other goods and tools to support the daily operation of the applied use are transported by trolleys or hand carried to the Site by the staff. The operation hours are 9:00 a.m. to 6:00 p.m. daily. The land filling at the Site (about 404m ² , 64% of the Site) in support of the applied use has already been completed. No further land filling works will be carried out at the Site. The layout plan and land filling plan submitted by the applicant are at Drawings A-1 and A-2 .
Last Previous Relevant Application ¹	Application No. A/NE-KTS/530 approved on 11.9.2023 for a period of three years until 11.9.2026, which was submitted by the same applicant for the same uses at the same site. (Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_NE-KTS_530/A_NE-KTS_530_MainPaper.pdf for details of the last previous relevant application)
Justifications from the Applicant (Appendix I)	(a) The application is for renewal of the planning approval for the same use with the same development parameters under the last previous

¹ Two approved previous applications No. A/NE-KTS/498 and 530 for the same applied use were submitted by the same applicant as the current application.

and Ia)	application No. A/NE-KTS/530 at the same site; (b) The applied use is not incompatible with the surrounding land uses and would facilitate the development of Agricultural Park and benefit nearby residents and business operators; (c) The nature of the applied use is similar to the always-permitted agricultural use and would better utilise fallow agricultural land. Approval of the current application on a temporary basis will not frustrate the long-term planning intention of the “AGR” zone; and (d) The approval conditions under the last previous relevant application (No. A/NE-KTS/530) have all been complied with. In support of the current application, the applicant submitted the accepted drainage and fire service installations and equipment (FSI) proposals, and the drainage condition records and the latest valid Certificate of FSI (F.S. 251).
Compliance with the “Owner’s Consent/Notification” Requirements ²	Posted site notice and sent notice to Sheung Shui Rural Committee.

2. <u>Planning Considerations and Assessments</u>				
	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
(a)	In line with TPB PG-No. 34D³, 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	✓		While the applied use is not entirely in line with the planning intention of the “AGR” zone, the Director of Agriculture, Fisheries and Conservation has no strong view on the application from agricultural perspective. Approval of the application on a temporary basis would not jeopardise the long-term planning intention of the “AGR” zone. Filling of land within the “AGR” zone requires planning permission from the Town Planning Board. Chief Engineer/Mainland North of Drainage Services Department and Director of Environmental Protection have no objection to the application from drainage and environmental perspective respectively. An approval condition requiring the reinstatement of the Site upon expiry of the planning permission so as to uphold the planning intention of the “AGR” zone and restore the greenery of the area is recommended should

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.

	iv. the 3-year approval period sought does not exceed the duration of the last approval.			the Committee decide to approve the application.
(b)	Any other relevant considerations (e.g. minor change in layout/development parameters)?		✓	
(c)	Any adverse departmental comments?		✓	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 at paragraph 4 below. <u>PlanD's Assessments</u> To address the technical requirements of concerned government departments, relevant approval conditions are recommended in paragraph 4 below.
(d)	Public comments received during statutory publication period	✓		Total: 2 – Indicating no comment: 2 (Appendix IV)

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 12.9.2026 to 11.9.2029. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions
 - 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;
 - if the above planning conditions (a) or (b) 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; and
 - upon expiry of the planning permission, the reinstatement of the Site to an amenity area 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 received on 9.7.2026
Appendix Ia	Further Information received on 18.8.2026 (accepted and exempted from publication and recounting requirements)
Appendix II	Government Departments with No Objection / No Adverse Comment
Appendix III	Recommended Advisory Clauses
Appendix IV	Public Comment Received During Statutory Publication Period
Drawing A-1	Layout Plan
Drawing A-2	Land Filling Plan
Plan A-1	Location Plan with Previous Applications
Plan A-2	Site Plan

**PLANNING DEPARTMENT
AUGUST 2026**