RNTPC Paper No. A/HSK/631
for Consideration by
the Rural and New Town
Planning Committee on 6.11.2026

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

Application No. A/HSK/631

1. Proposal	
Applicant	鄧家連 represented by 海願規劃發展公司
Site **(Plan A-1)**	Lot 1169 RP in D.D. 124, Ha Tsuen, Yuen Long
Site Area	About 115m^2
Zonings and Outline Zoning Plan (OZP) No.	(i) "Open Space" ("O") (about 30%); and (ii) an area shown as 'Road' (about 70%) on the approved Hung Shui Kiu and Ha Tsuen (HSK and HT) Outline Zoning Plan (OZP) No. S/HSK/4 *(currently in force)* Draft HSK and HT OZP No. S/HSK/3 *(at the time of submission)* *[the zonings remain unchanged on the OZP No. S/HSK/4]*
Application	Renewal of Planning Approval for Temporary Shop and Services (Vehicle Decoration and Maintenance Materials) for a Period of 3 Years
Site Context and the Current Proposal	The application site (the Site) is accessible from Tin Ha Road via a local track with the ingress/egress point at the southern part of the Site (**Plan A-2**). According to the applicant, a single-storey temporary structure (not more than 4m in height) with a floor area of about 115m^2 is used for shops and services (retail of vehicle decoration and maintenance materials). No parking space is provided. No storage of combustible materials or toxic substances are allowed at the Site. The operating hours are from 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays, with no operations on Sundays and public holidays. Plans showing the site layout, as-built drainage facilities and existing fire service installations (FSIs) submitted by the applicant are at **Drawings A-1** to **A-3** respectively.

Last Previous Relevant Application[1]	Renewal application No. A/HSK/482 approved on 22.9.2023 for a period of 3 years until 20.11.2026, which was submitted by the same applicant for the same use with the same layout and development parameters at the same site. (Please refer to *https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_HSK_482/A_HSK_482_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 temporary shop and services (vehicle decoration and maintenance materials) for the same use with the same development parameters and layout under the last application No. A/HSK/482. All approval conditions for the previous application No. A/HSK/482 have been complied with. (b) The applied use is intended to serve the retail demand of nearby residents. Customers will only access the Site on foot or by bicycle, and therefore no parking space is provided within the Site. (c) The applied use is compatible with the surroundings and is temporary in nature, it would not jeopardise the long-term planning intention of the concerned zone. (d) Insignificant environmental, traffic and drainage impacts are anticipated. The applicant undertakes to follow the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" ("CoP") to minimise possible environmental impacts.
Compliance with the "Owner's Consent/ Notification" requirements[2]	Posted site notice and sent notice to Ha Tsuen Rural Committee.

[1] The Site was involved in two previous applications (No. A/HSK/259 and 482) (**Plan A-1**) for temporary shop and services (vehicle decoration and maintenance materials) use. Both applications were submitted by the same applicant with the same layout and development parameters and approved by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board in 2020 and 2023 respectively.

[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.

2. **Planning Considerations and Assessments**				
	Criteria	**Yes**	**No**	**Remarks**
(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.	✓		While the applied use is not entirely in line with the planning intention of the "O" zone, there is no known development proposal at the Site, and according to the applicant, the applied use could help meet the retail demand in the area. The Project Manager (West) of Civil Engineering and Development Department advises that the Site is under the Remaining Phase Development of the Hung Shui Kiu/Ha Tsuen New Development Area and the implementation programme and land resumption/clearance programme are currently being reviewed and subject to change. The Director of Leisure and Cultural Services also advises that there is no plan to develop the site into any recreation or sports venue in the upcoming three years. In this regard, approval of the application on a temporary basis of three years would not jeopardise the long-term planning intention of the Site. Nonetheless, should the application be approved, the applicant should be reminded that the Site may be resumed by the Government at anytime during the planning approval period for potential development project and advised not to carry out any substantial works therein.
(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**). PlanD's Assessments To address the technical requirements of the concerned departments, relevant approval conditions are recommended in

[3] TPB Guidelines No. 34D on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development

				paragraph 4 below. The applicant will also be advised to follow the latest "CoP" to minimise potential environmental nuisances on the surrounding areas.
(d)	Public comments received during statutory publication period		✓	

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 21.11.2026 to 20.11.2029. 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 condition 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 **21.2.2027**;

  (c) if the above planning condition (a) 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; and

  (d) 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.

  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 7.9.2026
Appendix Ia	Further Information received on 17.9.2026 (accepted and exempted from recounting requirements)
Appendix II	Government Departments with No Objection / No Adverse Comment
Appendix III	Recommended Advisory Clauses
Drawing A-1	Layout Plan
Drawing A-2	As-built Drainage Plan
Drawing A-3	Existing FSIs Plan
Plan A-1	Location Plan with Previous Applications
Plan A-2	Site Plan

PLANNING DEPARTMENT
NOVEMBER 2026