

**APPLICATION FOR RENEWAL OF PLANNING APPROVAL  
FOR TEMPORARY USE  
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-TT/709**

- Applicant** : 信達成工程有限公司
- Site** : Lot 4773 RP (Part) in D.D.116, Tai Tong Road, Yuen Long, New Territories
- Site Area** : 234 m<sup>2</sup> (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20
- Zoning** : “Village Type Development” (“V”)  
*[Restricted to a maximum building height of 3 storeys (8.23m) except for those developments/uses specified in the Notes]*
- Application** : Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks renewal of planning approval for temporary shop and services for a period of three years at the application site (the Site) zoned “V” on the OZP (**Plan A-1**). According to the Notes of the OZP for the “V” zone, ‘Shop and Services’ (being not on the ground floor of a New Territories Exempted House (NTEH)) is a Column 2 use which requires planning permission from the Town Planning Board (the Board). The Site is currently occupied by the applied use with valid planning permission under application No. A/YL-TT/547 until 12.8.2025 (**Plans A-2 and A-4**).
- 1.2 The Site is abutting Tai Tong Road to its west (**Plans A-2 to A-4**). According to the applicant, the applied use is for a temporary shop selling construction materials (including sand, stones, bricks, cements and wood, etc.) to serve the nearby residents. Plans showing the site layout, as-built drainage facilities and fire service installations (FSIs) proposal submitted by the applicant are at **Drawings A-1 to A-3** respectively.
- 1.3 The Site was involved in four previous applications, including two applications (No. A/YL-TT/462 and 547) for the same use which were approved by the Rural and New Town Planning Committee (the Committee) of the Board in 2019 and 2022 respectively (details at paragraph 6 below). Compared with the last approved application (No. A/YL-TT/547), the current application is submitted

by the same applicant for the same use with the same layout and development parameters. The major development parameters are summarised as follows:

Site Area	234 m <sup>2</sup>
Total Floor Area (non-domestic)	226 m <sup>2</sup> (about)
No. of Structure (Height)	1* - for shop and services and ancillary office (2.6m – 5m) (1 – 2 storeys)
Operation Hours	9:00 a.m. to 7:00 p.m. Mondays to Saturdays (no operation on Sundays and public holidays)
No. of Loading/Unloading (L/UL) Space	1 (for Light Goods Vehicles) (LGV)

\* According to the applicant, the structure at the Site composes of two parts with one two-storey (5m in height) and one one-storey (2.6m in height) which is same as the previously approved application No. A/YL-TT/547.

1.4 In support of the application, the applicant has submitted the following documents:

- (a) Application Form with attachments received on 20.5.2025 **(Appendix I)**
- (b) Further Information (FI) received on 28.5.2025\* **(Appendix Ia)**
- (c) FI received on 17.6.2025\* **(Appendix Ib)**  
*\*accepted and exempted from publication and recounting requirements*

## 2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed at the Application Form with attachments and FIs at **Appendices I to Ib**. They can be summarised as follows:

- (a) the Site is the subject of a previously approved application for same use with the same layout. All approval conditions of the approved application have been complied with;
- (b) the proposal of temporary nature will not jeopardise the long-term planning intention of the “V” zone;
- (c) the applied use is compatible with the surrounding area;
- (d) similar shop and services uses have been approved by the Board in the vicinity

of the Site; and

- (e) adverse traffic, environmental and noise impacts arising from the applied use are not anticipated.

**3. Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by posting site notice and sending the notice to the Shap Pat Heung Rural Committee by registered post. Detailed information would be deposited at the meeting for Members’ inspection.

**4. Town Planning Board Guidelines**

The Town Planning Board Guidelines on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No.34D) are relevant to this application. The relevant assessment criteria are at **Appendix II**.

**5. Background**

The Site is currently not subject to any planning enforcement action.

**6. Previous Applications**

- 6.1 The Site is the subject of four previous applications (No. A/YL-TT/145, 225, 462 and 547) for various temporary uses. Details of these previous applications are at **Appendix III** and their locations are shown on **Plan A-1**.

*Rejected Applications*

- 6.2 Applications No. A/YL-TT/145 and 225 covering a larger site for temporary open storage/storage uses for a period of three years were rejected by the Committee in 2003 and 2008 respectively. Considerations of the rejected applications are not relevant to the current application which involves a different use.

*Approved Applications*

- 6.3 Applications No. A/YL-TT/462 and 547 for the same applied use were approved with conditions each for a period of three years by the Committee in 2019 and 2022 respectively, mainly on the considerations that the applied use was not incompatible with the surrounding uses; approval of the application on a temporary basis would not frustrate the long-term development of the area; and the concerns of relevant government departments could be addressed by

imposing relevant approval conditions. All the time-limited approval conditions under the last approved application No. A/YL-TT/547 have been complied with and the planning permission is valid until 12.8.2025.

**7. Similar Applications**

There are seven similar applications (No. A/YL-TT/517, 533, 557, 602, 656, 657 and 662) involving five sites for temporary shop and services uses within the same “V” zone on the OZP in the past five years. All the applications were approved by the Committee each for a period of three/five years mainly on similar considerations as those mentioned in paragraph 6.3 above. Details of the similar applications are summarised in **Appendix III** and the locations of the sites are shown on **Plan A-1**.

**8. The Site and Its Surrounding Areas (Plans A-1 to A-4)**

8.1 The Site is:

- (a) abutting Tai Tong Road to its west; and
- (b) currently occupied by the applied use with valid planning permission under application No. A/YL-TT/547 until 12.8.2025.

8.2 The surrounding areas are predominantly rural in character comprising village houses/residential dwellings intermixed with shop and services, storage/open storage yards, vehicle parks and unused/vacant land. The temporary shop and services uses are covered by valid planning permissions.

**9. Planning Intention**

The planning intention of the “V” zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within the zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within the zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of an NTEH. Other commercial, community and recreational uses may be permitted on application to the Board.

**10. Comments from Relevant Government Departments**

All government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses are provided in **Appendices IV** and **V** respectively.

**11. Public Comment Received During the Statutory Publication Period**

On 27.5.2025, the application was published for public inspection. During the statutory public inspection period, no public comment was received.

**12. Planning Considerations and Assessments**

- 12.1 The application is for renewal of the planning approval for temporary shop and services for a period of three years at the Site zoned “V” on the OZP. Although the applied use is not entirely in line with the planning intention of the “V” zone, it could serve the nearby residents and villagers. According to the District Lands Officer/Yuen Long, Lands Department, there is no Small House application under processing/approved at the Site. Approval of the application on a temporary basis for a period of three years would not jeopardise the long-term planning intention of the “V” zone.
- 12.2 The Site is located in an area predominantly rural in character comprising village houses/residential dwellings intermixed with shop and services, storage/open storage yards, vehicle parks and unused/vacant land (**Plan A-2**). The applied use is considered not incompatible with the surrounding areas.
- 12.3 The renewal application is in line with TPB PG-No. 34D in that there has been no material change in planning circumstances since the granting of the previous approval under application No. A/YL-TT/547; adverse implications arising from the renewal of the planning approval are not envisaged; all the time-limited approval conditions under previous application have been complied with; and the three-year approval period sought is the same time-frame as the previous approval and is considered reasonable.
- 12.4 Concerned government departments consulted, including the Director of Environmental Protection, Commissioner for Transport, Director of Fire Services and Chief Engineer/Mainland North of Drainage Services Department have no objection to or no adverse comment on the application from environmental, traffic, fire safety and drainage aspects respectively. Should the planning application be approved, the applicant will also be advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise potential environmental nuisance on the surrounding areas.
- 12.5 The Committee has approved two previous applications for the same use at the Site in 2019 and 2022 respectively and seven similar applications within the same “V” zone have been approved in the past five years. Approval of the current application is in line with the Committee’s previous decisions.

**13. Planning Department’s Views**

- 13.1 Based on the assessments made in paragraph 12, the Planning Department has no objection to the application.

- 13.2 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 13.8.2025 until 12.8.2028. The following conditions of approval and advisory clauses are also 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; and
- (b) 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.

Advisory clauses

The recommended advisory clauses are attached at **Appendix V**.

- 13.3 There is no strong planning reason to recommend rejection of the application.

**14. Decision Sought**

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

**15. Attachments**

<b>Appendix I</b>	Application Form with attachments received on 20.5.2025
<b>Appendix Ia</b>	FI received on 28.5.2025
<b>Appendix Ib</b>	FI received on 17.6.2025
<b>Appendix II</b>	Relevant Extracts of TPB PG-No.34D
<b>Appendix III</b>	Previous and Similar Applications
<b>Appendix IV</b>	Government Departments' General Comments
<b>Appendix V</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	Site Layout Plan
<b>Drawing A-2</b>	Existing Drainage Facilities
<b>Drawing A-3</b>	FSIs Proposal
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo

**Plan A-4**

Site Photos

**PLANNING DEPARTMENT  
JULY 2025**