

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

**APPLICATION NO. A/YL-TT/716**

- Applicant** : Mr YUEN Hon Wah represented by Metro Planning & Development Company Limited
- Site** : Various Lots in D.D. 116, Tai Tong, Yuen Long, New Territories
- Site Area** : 1,040 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
- Zonings** : “Residential (Group D)” (“R(D)”) (about 99.6%); and  
*[Restricted to a maximum plot ratio of 0.4 and a maximum building height (BH) of 3 storeys (9m)]*
- “Village Type Development” (“V”) (about 0.4%)<sup>1</sup>  
*[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 Public Vehicle Park for Private Cars and Van-Type Light Goods Vehicles (LGVs) for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks renewal of planning approval for temporary public vehicle park for private cars and van-type LGVs for a period of three years at the application site (the Site) zoned “R(D)” on the OZP (**Plan A-1a**). According to the Notes of the OZP for the “R(D)” zone, ‘Public Vehicle Park (excluding container vehicle)’ 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/563 until 9.9.2025 (**Plans A-2 and A-4**).
- 1.2 The Site is accessible via a local road leading from Tai Shu Ha Road East with ingress/egress at the east (**Drawing A-1 and Plan A-2**). According to the applicant, the applied use is for a temporary public vehicle park providing 28 parking spaces. Only private cars and van-type LGVs will be allowed to park at the Site. No vehicles without valid licences issued under the Road Traffic Ordinance will be allowed to park at the Site. Plans showing the vehicular

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<sup>1</sup> The slight encroachment onto the “V” zone could be considered as minor boundary adjustment allowed under the Covering Notes of the OZP.

access, site layout, site layout, as-built drainage facilities, fire service installations (FSIs) and tree preservation proposals submitted by the applicant are at **Drawings A-1 to A-5** respectively.

- 1.3 The Site was involved in five previous applications including three applications (No. A/YL-TT/377, 463 and 563) for the same use which were approved by the Rural and New Town Planning Committee (the Committee) of the Board between 2016 and 2022 (details at paragraph 6 below). Compared with the last approved application (No. A/YL-TT/563), 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:

<b>Site Area</b>	about 1,040 m <sup>2</sup>
<b>No. of Parking Spaces</b>	28 - for private cars and van-type LGVs only (5m x 2.5m each)
<b>Operation Hours</b>	24 hours daily

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

- (a) Application Form with attachments received on 8.7.2025 **(Appendix I)**
- (b) Supplementary Information (SI) received on 11.7.2025 **(Appendix Ia)**
- (c) SI received on 15.7.2025 **(Appendix Ib)**

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

The justifications put forth by the applicant in support of the application are detailed at the Application Form and SIs 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 is for the convenience of the nearby residents and temporary in nature;
- (c) the applied use is compatible with the surrounding area; and
- (d) 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. 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 five previous applications (No. A/YL-TT/274, 377, 452, 463 and 563) for various uses. Details of these previous applications are at **Appendix III** and their locations are shown on **Plan A-1b**.

6.2 Application No. A/YL-TT/274 for proposed utility installation for private project (electricity package substation) and Application No. A/YL-TT/452 for proposed houses are not relevant to the current application.

6.3 Applications No. A/YL-TT/377, 463 and 563 for the same applied use were approved with conditions each for a period of three years by the Board on review/the Committee between 2016 and 2022 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 implementation of approval conditions. All the time-limited approval conditions under the last approved application No. A/YL-TT/563 have been complied with and the planning permission is valid until 9.9.2025.

7. **Similar Application**

There is no similar application within the subject “R(D)” zone in the past five years.

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

8.1 The Site is:

- (a) accessible via a local road leading from Tai Shu Ha Road East; and
- (b) currently occupied by the applied use with valid planning permission under application No. A/YL-TT/563 until 9.9.2025.

8.2 The surrounding areas are predominantly rural in character comprising village houses/residential dwellings intermixed with car parks, farmland, storage and unused/vacant land.

**9. Planning Intention**

The planning intention of the “R(D)” zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from 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 18.7.2025, 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 public vehicle park for private cars and van-type LGVs for a period of three years at the Site zoned “R(D)” on the OZP. Although the applied use is not in line with the planning intention of the “R(D)” zone, it could meet the demand for parking in the area. Approval of the application on a temporary basis of three years would not jeopardise the long-term planning intention of the area.

12.2 The Site is located in an area of predominantly rural in character comprising village houses/residential dwellings intermixed with car parks, farmland, storage 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/563; 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 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 Three previous applications (No. A/YL-TT/377, 463 and 563) for the same use were approved as detailed in paragraph 6 above. Approval of the current application is considered 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 10.9.2025 until 9.9.2028. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

#### Approval conditions

- (a) to maintain the drainage facilities implemented under application No. A/YL-TT/563 at all times during the planning approval period;
- (b) the submission of a condition record of existing drainage facilities within **3** months from the date of commencement of the renewal planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 10.12.2025;
- (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 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 8.7.2025
<b>Appendix Ia</b>	SI received on 11.7.2025
<b>Appendix Ib</b>	SI received on 15.7.2025
<b>Appendix II</b>	Relevant Extracts of TPB PG-No.34D
<b>Appendix III</b>	Previous Applications
<b>Appendix IV</b>	Government Departments' General Comments
<b>Appendix V</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	Vehicular Access
<b>Drawing A-2</b>	Site Layout Plan
<b>Drawing A-3</b>	Existing Drainage Facilities
<b>Drawing A-4</b>	FSIs Proposal
<b>Drawing A-5</b>	Tree Preservation Proposal
<b>Plans A-1a and 1b</b>	Location Plans
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plan A-4</b>	Site Photos

**PLANNING DEPARTMENT  
SEPTEMBER 2025**