

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PS/771

- Applicant** : Mr. Lo Man Chung represented by Mr. WONG Sun Wo William
- Site** : Lots 114 (Part) and 115 RP (Part) in D.D. 121, Ping Shan, Yuen Long
- Site Area** : About 2,193 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/21
- Zoning** : “Residential (Group B) 1” (“R(B)1”)
[restricted to a maximum plot ratio of 1, a maximum site coverage of 40% and a maximum building height of 5 storeys (15m) including car park]
- Application** : Temporary Shop and Services and Public Vehicle Park (Private Cars) for a Period of 5 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary shop and services and public vehicle park (private cars) for a period of five years at the application site (the Site) (**Plan A-1a**) which is zoned “R(B)1” on the OZP. According to the Notes on the OZP for the “R(B)1” zone, ‘Shop and Services’ and ‘Public Vehicle Park (excluding container vehicle)’ are Column 2 uses which require planning permission from the Town Planning Board (the Board). The Site is currently hard-paved, fenced off and occupied by the applied uses with valid planning permission under application No. A/YL-PS/673 until 3.3.2026 (**Plans A-1b and A-4**).
- 1.2 The Site with ingress/egress at the eastern part is accessible from Ping Pak Lane via a local track (**Drawing A-2, Plans A-2 and A-3**). According to the applicant, the proposal involves shop and services use which is to provide car beauty services to the adjacent residents, and public vehicle park with a total of 69 parking spaces for private cars (5m x 2.5m each) within the Site. Five single-storey structures (not more than 4.5m in height) with a total floor area of about 372m² are provided for shop and services, site office, toilet and rain shelter at the Site. No open storage, workshop and car dismantling activities will be carried out at the Site. The operation hours for the public vehicle park and shop and services are 24-hours and from 10 a.m. to 8 p.m. daily respectively. The location plan,

layout plan and drainage plan submitted by the applicant are at **Drawings A-1 to A-3** respectively.

- 1.3 The Site was, in whole or in part, involved in three previous applications for temporary shop and services and/or public vehicle park uses approved by the Rural and New Town Planning Committee (the Committee) of the Board between 2019 and 2023 (details at paragraph 5 below). Compared with the last application (No. A/YL-PS/673), the current application is submitted by the same applicant for the same use at the same site, with similar layout and development parameters and a longer applied period. A comparison of the major development parameters between the last approved application and the current application is as follows:

Major Development Parameters	Last Approved Application (A/YL-PS/673) (a)	Current Application (A/YL-PS/771) (b)	Difference (b) – (a)
Applied Uses	Temporary Shop and Services and Public Vehicle Park (Private Car) for a Period of 3 Years	Temporary Shop and Services and Public Vehicle Park (Private Car) for a Period of 5 Years	Longer applied period
Site Area	About 2,193 m ²		---
Total Floor Area	490 m ²	372 m ²	-118 m ² (-24.1%)
No. of Structures	7 • 6 for shop and services • 1 for site office and toilet	5 • 2 for shop and services • 1 for site office • 1 for toilet • 1 for rain shelter	-2
Maximum Height of Structures	Not exceeding 4.5m (1 storey)		---
No. of Parking Spaces	54 for private cars (5m x 2.5m each)	69 for private cars (5m x 2.5m each)	+15 (+27%)
Operation Hours	24 hours daily for public vehicle park 7 a.m. to 11 p.m. daily for shop and services	24 hours daily for public vehicle park 10 a.m. to 8 p.m. daily for shop and services	Change in operation hours for shop and services

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

- (a) Application Form with attachments received on 29.12.2025 **(Appendix I)**
- (b) Further information (FI) received on 2.2.2026* **(Appendix Ia)**

- (c) FI received on 16.2.2026* (Appendix Ib)
- (d) FI received on 24.2.2026* (Appendix Ic)
**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 in the Application Form and FIs at **Appendices I to Ic**. They can be summarised as follows:

- (a) the applied uses could serve the nearby residents by providing car beauty service and private car parking space;
- (b) structures within the private lots within the Site but not covered by the current application have previously been removed. The structures within/outside the Site have been rearranged since then. A fresh planning application is submitted with updated development parameters and layout; and
- (c) no complaint was received on the operation of the applied uses during the previous approval periods.

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 obtaining consents from “current land owners”. Detailed information would be deposited at the meeting for Members’ inspection.

4. **Background**

The Site is currently not subject to planning enforcement action.

5. **Previous Applications**

- 5.1 The Site was, in whole or in part, involved in seven previous applications (No. A/YL-PS/7, 89, 114, 491, 580, 627 and 673). Details of the previous applications are summarised at **Appendix II** and their boundaries are shown on **Plan A-1b**.
- 5.2 Applications No. A/YL-PS/7, 89, 114 and 491 for temporary vehicle park for container tractor and trailer and open storage uses were rejected by the

Committee between 1997 to 2016 and their considerations are not relevant to the current application which involves different uses.

- 5.3 The remaining three applications (No. A/YL-PS/580, 627 and 673) for temporary public vehicle park and/or shop and services were approved with conditions by the Committee between 2019 and 2023 mainly on the considerations that the applied uses were not incompatible with the surrounding areas; approval of the application on a temporary basis would not frustrate the long-term development of the area; and the departmental concerns could be addressed by implementation of approval conditions. For the last approved application No. A/YL-PS/673, all time limited approval conditions have been complied with and the planning approval is valid until 3.3.2026.

6. Similar Applications

There are three similar applications (No. A/YL-PS/643, 686 and 724) involving two sites for temporary public vehicle park (private car) use, and one similar application (No. A/YL-PS/696) for shop and services use within the same “R(B)1” zone which were all approved by the Committee in the past five years mainly on similar considerations as those mentioned in paragraph 5.3 above. Details of the similar applications are summarised at **Appendix III** and their locations are shown on **Plan A-1a**.

7. The Site and Its Surrounding Areas (Plans A-1a to A-4)

7.1 The Site is:

- (a) currently hard-paved, fenced off and occupied by the applied uses with valid planning permission under application No. A/YL-PS/673; and
- (b) accessible from Ping Pak Lane via a local track (**Plans A-2 and A-3**);

7.2 The surrounding areas comprise predominantly residential development (La Aldea), Ping Pak Lane Park, vehicle repair workshops, vehicle parks, car beauty service, shop and services, warehouse, open storage/storage yard and unused/vacant land (**Plan A-2**). Some of these uses are covered by valid planning permissions.

8. Planning Intention

The planning intention of “R(B)1” zone is primarily for sub-urban medium-density residential developments in rural areas where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

9. 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 are provided in **Appendices IV and V** respectively.

10. Public Comment Received During the Statutory Publication Period

On 6.1.2026, the application was published for public inspection. During the statutory public inspection period, no public comment was received.

11. Planning Considerations and Assessments

11.1 The application is for temporary shop and services and public vehicle park (private cars) for a period of five years at the Site which is zoned “R(B)1” on the OZP. Although the applied uses are not entirely in line with the planning intention of the “R(B)1” zone, they could serve any such demand for shop and services and parking spaces in the area. There is also no known development programme or proposal for residential development at the Site for the time being. Approval of the application on a temporary basis for a period of five years would not jeopardise the long-term planning intention of the “R(B)1” zone.

11.2 The surrounding areas comprise predominantly residential development, Ping Pak Lane Park, vehicle repair workshops, vehicle parks, car beauty service, shop and services, warehouse, open storage/storage yard and unused/vacant land (**Plan A-2**). The applied uses are considered not incompatible with the surrounding land uses.

11.3 Relevant government departments consulted including the Commissioner for Transport, Director of Fire Services, Director of Environmental Protection and Chief Engineer/Mainland North of Drainage Services Department have no objection to or no adverse comment on the application on traffic, fire safety, environmental and drainage aspects respectively. Relevant approval conditions are recommended in paragraph 12.2 below to address the technical requirements of concerned government departments. 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” in order to minimise possible environmental nuisance on the surrounding areas.

11.4 The Committee has approved three previous applications for the same uses at the Site between 2019 and 2023, and three similar applications for temporary public vehicle park use and one similar application for shop and services use within the same “R(B)1” zone in the past five years. Approval of the current application is in line with the Committee’s previous decisions.

12. Planning Department's Views

- 12.1 Based on the assessment made in paragraph 11 above, the Planning Department has no objection to the application.
- 12.2 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 five years until **27.2.2031**. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) the submission of a revised drainage proposal within **6** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **27.8.2026**;
- (b) in relation to (a) above, the implementation of the revised drainage proposal within **9** months to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **27.11.2026**;
- (c) in relation to (b) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (d) the submission of a fire service installations proposal within **6** months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **27.8.2026**;
- (e) in relation to (d) above, the implementation of the fire service installations proposal within **9** months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **27.11.2026**;
- (f) if the above planning condition (c) 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
- (g) if any of the above planning condition (a), (b), (d) or (e) 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**.

- 12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the applied uses are not in line with the planning intention of the “R(B)1” zone which are generally for sub-urban medium-density residential development. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 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.
- 13.3 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.

14. Attachments

Appendix I	Application form received on 29.12.2025
Appendix Ia	FI received on 2.2.2026
Appendix Ib	FI received on 16.2.2026
Appendix Ic	FI received on 24.2.2026
Appendix II	Previous Applications
Appendix III	Similar Applications
Appendix IV	Government Departments’ General Comments
Appendix V	Recommended Advisory Clauses
Drawing A-1	Location Plan
Drawing A-2	Site Layout Plan
Drawing A-3	Drainage Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos