

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

**Application No. A/YL-PS/772**

<b>1. <u>Proposal</u></b>	
Applicant	Waso Cafe Ping Shan Limited represented by Metro Planning & Development Company Limited
Site ( <b>Plan A-1</b> )	Lots 43 S.G (Part) and 43 RP (Part) in D.D. 122, Ping Shan, Yuen Long
Site Area	About 184.5 m <sup>2</sup>
Zoning and Outline Zoning Plan (OZP) No.	“Village Type Development” (“V”) on the draft Ping Shan OZP No. S/YL-PS/21  <i>[Restricted to a maximum building height of 3 storeys (8.23m)]</i>
Application	Renewal of Planning Approval for Temporary Eating Place (Outside Seating Accommodation (OSA) of a Restaurant) with Ancillary Storage of Kitchenware for a Period of 3 Years
Site Context and the Current Proposal	The application site (the Site) with the ingress/egress at the northern part is accessible from Yung Yuen Road via a local track ( <b>Drawing A-2 and Plan A-2</b> ). According to the applicant, the applied use is an extension of an existing restaurant on the ground floor of the adjoining New Territories Exempted House (NTEH) within Lot 43 RP in D.D. 122 which is always permitted within “V” zone of the OZP. The OSA, with an area of about 139m <sup>2</sup> , will provide not more than 13 tables and accommodate not more than 42 patrons at one time. The remaining portion of the Site (i.e. about 45.5m <sup>2</sup> ) will be used for ancillary storage of kitchenware. No parking space is provided within the Site and visitors could use the adjoining public vehicle park with valid planning approval under application No. A/YL-PS/740. The operation hours are from 8:00 a.m. to 5:00 p.m. daily including public holidays. The location plan and layout plan submitted by the applicant are at <b>Drawings A-1 and A-2</b> respectively.
Last Previous Relevant Application	Application No. A/YL-PS/678 approved on 31.3.2023 for a period of 3 years until 31.3.2026, which was submitted by the same applicant for the same use with the same development parameters and layout at the same site.

	(Please refer to <a href="https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_YL-PS_678/A_YL-PS_678_MainPaper.pdf">https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_YL-PS_678/A_YL-PS_678_MainPaper.pdf</a> for details of the last previous relevant application)
Justifications from the Applicant ( <b>Appendices I and Ia</b> )	<p>(a) The Site is subject to a previous planning permission under application No. A/YL-PS/678. All the time-limited approval conditions imposed to the previous application have been complied with.</p> <p>(b) The applied use is the only eating place in Ha Mei San Tsuen and is primarily intended to serve the convenience of the villagers and to meet their catering demand.</p> <p>(c) The applied use would not jeopardise the long-term planning intention of the “V” zone.</p> <p>(d) The applied use is compatible with the surrounding environment.</p> <p>(e) No adverse traffic, environmental, fire safety and drainage impacts are anticipated.</p>
Compliance with the “Owner’s Consent/ Notification” requirements <sup>1</sup>	Consent from the current land owner has been obtained.

## **2. Planning Considerations and Assessments**

	<b><u>Criteria</u></b>	<b><u>Yes</u></b>	<b><u>No</u></b>	<b><u>Remarks</u></b>
(a)	In line with <u>TPB PG No. 34D</u> <sup>2</sup> , including: <p>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);</p>	✓		While the applied use is not entirely in line with the planning intention of the “V” zone, it could meet the demand for eating place from the local residents and workers nearby. Although there is an approved Small House grant covering part of the Site (Lot 43 S.G in D.D. 122) ( <b>Drawing A-1</b> ), the District Lands Officer/Yuen Long, Lands Department advises that the Small House development has not been taken forward since 2013 and has no adverse comment on the application. Approval of the application on a temporary basis for a

<sup>1</sup> 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.

<sup>2</sup> TPB Guidelines No. 34D on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development

	<p>ii. no adverse planning implications arising from the renewal of the planning approval (e.g. pre-emption of planned permanent development);</p> <p>iii. all the time-limited approval conditions under the previous approval have been complied with; and</p> <p>iv. the 3-year approval period sought does not exceed the duration of the last approval.</p>			<p>period of three years will not jeopardise the long-term planning intention of the “V” zone.</p>
(b)	In line with <u>TPB PG-No.15A</u> <sup>3</sup>	✓		<p>Relevant government departments consulted have no objection to/no adverse comment on the application.</p>
(c)	Any other relevant considerations (e.g. minor change in layout/development parameters)?		✓	
(d)	Any adverse departmental comments?		✓	<p>All government departments consulted have no objection to or no adverse comments on the application (<b>Appendix II</b>). Relevant approval conditions and advisory clauses are recommended at paragraph 4 below.</p> <p><u>PlanD’s Assessments</u></p> <p>To address the technical requirements of the concerned departments, relevant approval conditions are recommended in paragraph 4 below. The applicant will also be advised to follow the revised ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ to minimise potential environmental nuisance on the surrounding areas.</p>
(e)	Public comments received during statutory publication period		✓	<p>No public comment was received.</p>

<sup>3</sup> TPB Guidelines No. 15A for Application for Eating Place within “Village Type Development” Zone in Rural Areas under Section 16 of the Town Planning Ordinance

**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 1.4.2026 to 31.3.2029. 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 1.7.2026;
- (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**.

- Alternatively, should the Committee decide to reject the application, the following reason(s) for rejection is/are suggested for Members' reference:

the applied use is not in line with the planning intention of the "V" zone which is primarily for development of Small Houses by indigenous villagers. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

**Attachments**

<b>Appendix I</b>	Application Form received on 8.1.2026
<b>Appendix Ia</b>	Further Information received on 13.2.2026
<b>Appendix II</b>	Government Departments with No Objection / No Adverse Comment
<b>Appendix III</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	Location Plan
<b>Drawing A-2</b>	Layout Plan

<b>Plan A-1a</b>	Location Plan
<b>Plan A-1b</b>	Previous Application Plan
<b>Plan A-2</b>	Site Plan

**PLANNING DEPARTMENT  
FEBRUARY 2026**