

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-TT/769**

- Applicant** : Ming Fung Auto Car Limited represented by R-riches Planning Limited
- Site** : Lots 1046 S.A (Part) and 1046 S.B RP (Part) in D.D. 115, Au Tau, Yuen Long
- Site Area** : 39 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** : “Residential (Group C)” (“R(C)”)   
*[Restricted to a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m)]*
- Application** : Proposed Temporary Shop and Services for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for proposed temporary shop and services for a period of three years at the application site (the Site) which is zoned “R(C)” on the OZP (**Plan A-1**). According to the Notes of the OZP for the “R(C)” zone, ‘Shop and Services’ is a Column 2 use requiring planning permission from the Town Planning Board (the Board). The Site is currently paved and vacant (**Plans A-2 to A-4**).
- 1.2 The Site is accessible from Castle Peak Road – Yuen Long via a local track with an ingress/egress point at the north (**Drawing A-1** and **Plan A-2**). According to the applicant, the proposal consists of one single-storey structure (4m in height) with a floor area of not more than 39 m<sup>2</sup> to provide shop and services regarding vehicle documentation. No parking space or loading/unloading (L/UL) space will be provided. The operation hours are from 9:00 a.m. to 7:00 p.m. Mondays to Saturdays, excluding Sundays and public holidays. Plans showing the access and site layout submitted by the applicant are at **Drawings A-1** and **A-2** respectively.
- 1.3 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with attachments received on 6.2.2026 (**Appendix I**)

- (b) Supplementary Information (SI) received on 11.2.2026 (Appendix Ia)
- (c) Further Information (FI) received on 10.3.2026\* (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 in the Application Form, SI and FI at **Appendices I to Ib**. They can be summarised as follows:

- (a) as there are a number of vehicle showrooms/workshops operating in the vicinity of the Site, the proposed use could serve the nearby residents and meet the demand for shop and services on vehicle documentation in the area;
- (b) the proposed use is temporary in nature and would not jeopardise the long-term planning intention of the “R(C)” zone; and
- (c) similar application for the same use was approved by the Board.

## 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. **Background**

The Site is currently not subject to planning enforcement action.

## 5. **Previous Application**

There is no previous application concerning the Site.

## 6. **Similar Application**

There is one similar application No. A/YL-TT/715 for temporary shop and services for a period of five years within the same “R(C)” zone in the past five years which was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 15.8.2025 mainly on considerations that the applied use would not jeopardise the planning intention of the “R(C)” zone; being not incompatible with the surrounding uses; and the departmental comments could be addressed by

implementation of approval conditions. Details of the applications are summarised at **Appendix II** and its location is shown on **Plan A-1**.

## **7. Planning Intention**

The planning intention of the “R(C)” zone is primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

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

8.1 The Site is:

- (a) currently paved and vacant; and
- (b) accessible from Castle Peak Road – Yuen Long via a local track.

8.2 The surrounding areas are mixed in nature comprising residential dwellings, shop and services (with a valid planning permission under application No. A/YL-TT/715), vehicle repair workshops, open storage/storage yards, a day care centre for the elderly and a petrol filling station (PFS).

## **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 in the Recommended Advisory Clauses are provided in **Appendices III** and **IV** respectively.

## **10. Public Comments Received During the Statutory Publication Period**

On 13.2.2026, the application was published for public inspection. During the statutory public inspection period, three public comments were received from individuals objecting to the application mainly on the ground that the the proposed use will increase loading on the local traffic in the area (**Appendix V**).

## **11. Planning Considerations and Assessments**

11.1 The application is for proposed temporary shop and services for a period of three years at the Site which is zoned “R(C)” on the OZP. Although the proposed use is not entirely in line with the planning intention of the “R(C)” zone, it could meet the demand for shop and services in the area. Besides, there is no known development proposal for residential development 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 “R(C)” zone.

11.2 The proposed use is generally not incompatible with the surrounding areas, which are mixed in nature comprising residential dwellings, shop and services, vehicle

repair workshops, open storage/storage yards, a day care centre for the elderly and a PFS (**Plan A-2**).

- 11.3 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 application be approved, relevant approval conditions have been recommended in paragraph 12.2 below to address the technical requirements of the concerned government departments and 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 the potential environmental nuisances on the surrounding areas.
- 11.4 One similar application was approved by the Committee in the past five years. Approval of the application is in line with the previous decision of the Committee.
- 11.5 Regarding the public comments as summarised in paragraph 10 above, the planning considerations and assessments in paragraphs 11.1 to 11.4 above are relevant. According to the applicant, no parking space or L/UL space is proposed.

## **12. Planning Department’s Views**

- 12.1 Based on the assessments made in paragraph 11 above and taking into account the public comments mentioned in paragraph 10 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 three years until 27.3.2029. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

### Approval conditions

- (a) the submission of a fire service installations proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 27.9.2026;
- (b) in relation to (a) above, the implementation of the fire service installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 27.12.2026; and
- (c) if any of the above planning condition (a) or (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 IV**.

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

the proposed use is not in line with the planning intention of the "R(C)" zone which is primarily for low-rise, low-density residential developments. 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**

<b>Appendix I</b>	Application Form with attachments received on 6.2.2026
<b>Appendix Ia</b>	SI received on 11.2.2026
<b>Appendix Ib</b>	FI received on 10.3.2026
<b>Appendix II</b>	Similar Application
<b>Appendix III</b>	Government Departments' General Comments
<b>Appendix IV</b>	Recommended Advisory Clauses
<b>Appendix V</b>	Public Comments
<b>Drawing A-1</b>	Access Plan
<b>Drawing A-2</b>	Site Layout Plan
<b>Plan A-1</b>	Location Plan with Similar Application
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plan A-4</b>	Site Photos

**PLANNING DEPARTMENT  
MARCH 2026**